

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Minutes
October 24, 2023
7:00 p.m.
MAIN MEETING ROOM OF TOWN HALL**

The meeting was called to order at 7:01 PM

The Secretary read the legal notification.

The Pledge of Allegiance was recited

ROLL CALL

7:02PM

Present: Michael DeJohn Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb, Daniel Goodsir

Also Present: Pamela Jordan, Board Secretary, Stephen Glatt, Esq., Attorney, Patrick McClellan, Engineer, Kenneth Ochab, Planner

Absent: Michael Hensley, Daniel Jurkovic,

Late:

The Chairman greeted the Board and the public stating there was a 5 member Board, appointing Stacy-Ann Webb and Daniel Goodsir as voting member.

The Chairman addressed the public, the Board operates in accordance with the Open Meeting Act of the State of New Jersey, which means discussions and decisions are made in public. Under normal circumstances the Board follows a printed agenda that is posted on the township website and posted on the bulletin board in town hall. Meetings are advertised in the Herald News. There are no new applications after 10:00 pm and no new testimony after 10:30 pm. After the applicant speaks, anyone can speak for or against that application. Appeals of this Board go directly to the Superior Court of the State of New Jersey.

I. MEMORIALIZATIONS

RESOLUTION 18-2023

ZB 03-23-06

Paul & Renata Myer-Pflug

40 Gould Road

Block 10102 Lot 14 Zone R4

APPROVED BULK VARIANCE

Side yard setback (R) 30 feet is required, 19.1 approved

Side yard setback (L) 30 feet is required, 28.2 approved

For the construction of an accessory deck and covered porch.

Eligible to vote: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

Complete: May 18, 2023

Decided: September 26, 2023

RESOLUTION 19- 2023

ZB 07-23-15

David Grycmacher

2023

16 Walker Ave

Block 13809 Lot 14 Zone LR

APPROVED BULK VARIANCE

Side Yard Setback, 30' is required, 10.97 approved

Building Coverage, 10% is permitted, 14.75% exists and 23.2% approved to build an attached garage addition with 2nd floor bonus room to an existing house.

Eligible to vote: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

Complete: August 28, 2023

Decided: September 26,

II. CARRIED APPLICATIONS

ZB 04-23-08

Hagop Kiledjian

71 Fairview Drive

Block 1802 Lot 5 Zone LR

SEEKING BULK VARIANCE

Side Yard Setback, 10 feet required, 0 proposed

*(existing)

Distance from other building, 15 feet required, 7 proposed

*

Front Yard Setback, 40 feet is required, 14.6 proposed

*

Accessory Building Coverage 3% required, 4.8% proposed

*

For an accessory garage in the front yard constructed without a permit.

Previous testimony August 22, 2023

Present: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Frank Curcio, Russell Curving, Peter McGuinness. Arthur McQuaid

Also Present: Stacy-Ann Webb, Daniel Goodsir

*The Applicant must provide an updated survey and architectural plans showing a fire wall for the shed.

Krikor Kiledjian, son of Applicant Hagop Kiledjian, 71 Fairview Drive stepped forward stating his name. Mr. Kiledjian was sworn in previously and remains under oath. Mr. Kiledjian stated an updated survey was requested at a previous meeting to get a better picture of the placement of the building, separation from the septic system. The survey has been requested, not yet complete. Mr. Kiledjian asked for the matter to be carried for one additional month. Mr. Kiledjian stated he would provide copies of the survey to the Board Secretary.

The Applicant agreed to an extension if one was needed.

The matter was carried by motion to November 28, 2023.

Motion: Russell Curving

Second: Stacy-Ann Webb

Roll Call: Michael DeJohn, Frank Curcio, Russell Curving, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb, Daniel Goodsir.

No one from the public stepped forward. The Board Attorney stated the matter would be carried with no further notice required.

ZB 06-23-13

Patrick Zedzian

2 Durant Road

Block 3601 Lot 8 Zone R-1

SEEKING USE Variance for an existing pole barn were no principal structure exists.

SEEKING BULK Variance(s) for an oversized existing pole barn where 800 sq ft is permitted, 975 sq ft exists, 2 sheds up to 100 sq ft each and an existing shipping container, 200 sq ft is permitted.

Patrick Zedzian, 2 Durant Road stepped up to the Microphone. He stated he applied for a variance for a pole barn. The barn was existing when the property was purchased. Plants and weeds covered the pole barn. The Applicant cleared the weeds and repaired the roof. The current structure is 975 sq ft, 800 is permitted.

The Board Attorney interjected stating it was his understanding there are plans being prepared for a primary dwelling. Mr. Zedzian stated the house plans are complete. The State and DEP permits are in review. Mr. Zedzian has a zoning permit approval for the house.

The Board Planner stated he would need to see a plan locating the house and accessory structures to determine if any variances were needed.

Mr. Zedzian stated, two wetland flags were missing from the original survey, their engineer is waiting for their location from the surveyor. The Engineer is trying to do an LOI application. He does not have topography for the entire piece of property. The topography is needed for the rest of the property.

The Board Planner stated the plan submitted with the Application prepared by Lakeland Surveying shows some topography. The accessory building and sheds are shown on the plan. Mr. Zedzian should add the location of the home, site access and items listed on the Application to determine any variances that are required.

The Applicant shall produce and submit plans showing dwelling access, dwelling, barn and all accessory structures and containers to the Board Secretary for the November 28, 2023 Zoning Board meeting.

Motion: Russell Curving

Second: Peter McGuinness

Roll Call: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb, Daniel Goodsir

III. NEW APPLICATIONS

ZB 06-23-14

Marc & Tara Lenoir

583 Snake Den Road

Block 11101 Lot 23.02 Zone R-4

SEEKING BULK Variance

Complete: August 24, 2023

Deadline: December 22, 2023

Side yard setback – 60' is required, 22' is proposed to construct a 498 square foot garage addition to the existing garage for antique car storage and walk up storage.

Marc and Tara Lenoir were sworn in by the Board Attorney. They reside at 583 Snake Den Road. Ms. Lenoir stated, they would like to add an addition to the existing garage. The property shape limits the location of the addition. As she and her husband Marc age having a set of stairs to access to the attic space. There is currently a pull down style stair for access. The walk up stairs would be safer. The Applicant collects antique cars. The garage would be used for storing cars. The cars are currently at a paid storage facility. The existing garage is 12 foot with pull down stairs. The attic is currently used to store the air conditioning unit. Adding stairs would provide for safe, easy access to the unit. No plumbing is proposed in the addition. Current square footage is 378 sq ft over the garage. The proposed addition will increase 487 sq ft. The pitch of the roof is to accommodate for winter weather. The space will be for used for storage. The basement is built on ledge rock with little are for storage. The oil tank is located on the opposite side of the house. The original proposed septic was shown to be located where the addition is. The septic is located in front of the house and is visible not on the side. West Milford Health Department inspected the location of the septic and determined the septic was visible and located in front of the house. No residential use is proposed in the addition.

The Application was opened to the public.

Seeing no one Peter McGuinness moved to close the public portion

Second: Arthur McQuaid

Motion: Peter McGuinness

To approved ZB 06-23-14 Bulk Variance for a side yard setback of 22 ft to construct a third car garage and storage addition for storage. Aesthetically the addition improves the look of the dwelling and is consistent with the neighborhood conditionally – not to be used for residential use.

Second: Arthur McQuaid

Roll Call: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb, Daniel Goodsir

The Board Attorney explained the Resolution should be memorialized at the next meeting, November 28, 2023 and published in the paper. There is a 45 day period members of the public present or not that may appeal the Boards decision.

IV. DISCUSSION

The Board reviewed proposed meeting dates for January 2024 – December 2024 meeting dates. The dates were approved with the understanding they would be revisited at the January 2024 reorganization meeting. The time of the reorganization meeting should read 6:30 PM start date.

Motion: Stacy-Ann Webb

Second: Russell Curving

Roll Call: Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb, Daniel Goodsir

V. APPROVAL OF INVOICES

Motion: Arthur McQuaid

Second: Michael DeJohn

All were in favor

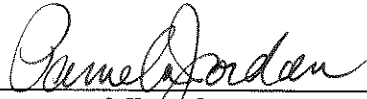
VI. APPROVAL OF MINUTES August 24, 2023

Motion: Peter McGuinness

Second: Michael DeJohn

All were in favor present at the September meeting.

VII. ADJOURNMENT 7:48 PM



Respectfully Submitted,
Pamela Jordan, Secretary
Zoning Board of Adjustment

Approved November 28, 2023