

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
December 17, 2024
MAIN MEETING ROOM OF TOWN HALL**

LEGAL

In accordance with Chapter 231, Public Laws of the State of New Jersey of 1975, adequate advance notice of this meeting was sent to the Herald News for publication, is posted on the Bulletin Board in the main corridor of Town Hall and is on file in the Township Clerk's Office. The Main Meeting Room is ADA accessible. Special needs can be accommodated by contacting the Zoning Board of Adjustment at (973) 728-2798.

PLEDGE

ROLL CALL

Regular Members: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Arthur McQuaid
Chairperson: Frank Curcio
Alternates: Stacy-Ann Webb
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

Chairman opens the meeting

I. MEMORIALIZATIONS

Resolution 29-2024

Tad Shawinski

ZB-08-24-20

6 Rumson Court

Block 2412 Lot 14 Zone LR

BULK VARIANCE APPROVED for a garage addition with 2nd floor living space to an existing dwelling adding a bathroom, office and layout modification.

Side yard setback (L) – 10 ft is required, 15.5 exists, 3 ft approved

Rear yard setback – 30 ft is required, 29 ft approved

Lot coverage – 20% is required, 13.2% exists, 25.6% approved

Complete: September 4, 2024

Approved November 19, 2024

Resolution 30-2024

Alex Woods

ZB-08-24-22

215 Point Breeze Drive

Block 2601 Lot 40 LR Zone

BULK VARIANCE APPROVED for construction of a new deck to an existing home.

Rear yard setback, 5 feet required, 2 feet approved.

Complete: September 27, 2024

Approved November 19, 2024

Resolution 31-2024

Lisa Dec & Michael Schillaci

ZB-09-24-23

102 Racetrack Road

Complete: October 7, 2024

Approved November 19, 2024

Block 2611 Lot 29 LR Zone

BULK VARIANCE APPROVED for an addition to the existing home.

Front yard setback 40 feet required, 29.25 exists, 30.1 approved

Side yard setback (R) 30 feet is required, 14.3 exists, 10.8 approved

Side yard (deck) 15 ft required, 7 feet exists, 6.9 feet approved

Lot coverage 10% permitted, 16.08% exists, 17.93 approved

II. CARRIED APPLICATIONS

Christopher Pandorf

Complete: October 29, 2024

ZB-08-24-21

Deadline: February 26, 2025

1421 Macopin Road

Block 9501 Lot 8.01 R-3 Zone

SEEKING – USE VARIANCE for an addition and renovation including a 3 apartment conversion. Two, 2 bedroom apartments, one, 1 bedroom apartment in the single family residential zone.

BULK VARIANCE Setbacks and existing non-conformities

Front yard setback 100 feet required, -8 feet/0 feet exist and proposed

Rear yard setback 100 feet required, 12.6 feet exists / 25 feet (addition) proposed

Existing non-conformities to remain the same

Lot size, lot frontage, lot width

III. DISCUSSION

2025 proposed Zoning Board meeting dates

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

November 19, 2024

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

*** Upcoming re-organization meeting January 28, 2025 at 6:30:p.m. ***
Regular Zoning Board immediately following or 7:00 PM

VI. ADJOURNMENT