

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
September 24, 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

I. MEMORIALIZATIONS

RESOLUTION 20-2024

James Flaherty

ZB-04-24-09

145 Country Road

Block 101 Lot 4 R4 Zone

APPROVED BULK VARIENCE

Front yard setback 125 ft. is required, 40 ft. approved for an existing shed

Eligible to vote: Russell Curving, Frank Curcio, Michael Hensley, Daniel Jurkovic, Peter McGuinness, Arthur McQuaid

Complete: April 25, 2024
Decided: August 27, 2024

RESOLUTION 21-2024

John & Christine Derin

ZB-06-24-15

1293 Westbrook Road

Block 9303 Lot 5 R-3 Zone

APPROVED BULK VARIANCE R for construction of a 490 sq ft, 2 story addition to an existing dwelling.

Front yard setback – 100 ft is required, 36.1 ft exists, 35.5 ft approved

Rear yard setback – 100 ft is required, 86.7 ft exists, 82.5 ft approved

Eligible to vote: Russell Curving, Frank Curcio, Michael Hensley, Daniel Jurkovic, Peter McGuinness, Arthur McQuaid

Complete: July 25, 2024
Decided: August 27, 2024

RESOLUTION 22-2024

Vincent Lanza for Cuzenza

ZB-05-24-13

Lake Park Terrace

Complete: June 18, 2024
Decided: August 27, 2024

**Block 4303 Lot 1 LR Zone
APPROVED BULK VARIANCE**

Front Yard setback – 40 ft required, 32.9 approved (porch)
Front Yard setback – 40 ft required, 21.4 ft approved (porch)
Side Yard setback – 30 ft required, 20.8 ft approved
For the construction of a new 2 story dwelling

Eligible to vote: Russell Curving, Frank Curcio, Michael Hensley, Daniel Jurkovic, Peter McGuinness, Arthur McQuaid

II. NEW APPLICATIONS

Michele Golding

ZB-05-24-14

1025 Union Valley Road

Block 7701 Lot 9 R1 Zone

SEEKING: BULK VARIANCE Relief for an existing pool

Side yard pool setback – 10 ft required, 7 ft proposed

Side yard deck setback – 7.5 ft required, 1 ft proposed

Complete: July 2, 2024

Deadline: October 30, 2024

John Graf

ZB-07-24-17

7 Garfield

Block 2412 Lot 14 Zone LR –

SEEKING USE VARIANCE for storage & parking of non-commercial equipment/trailers, installation of portable tent/carport, potential for electric for cameras & lights on property without a dwelling.

Complete: August 15, 2024

Deadline: December 13, 2024

Nicholas DePietro

ZB-05-24-19

20 Quinton Road

Block 2001 Lot 18 Zone LR

SEEKING BULK VARIANCE for front yard setback 40 ft is required, 21 ft exists and 17.75 feet is proposed for a roofed front porch to the existing home.

Complete: August 15, 2024

Deadline: December 13, 2024

John Struble

ZB-05-24-16

22 Germantown Road

Block 13601 Lot 3 Zone R4

SEEKING BULK VARIANCE to construct a 5000 square foot pole barn where 3000 sq feet is permitted

Complete: August 26, 2024

Deadline: December 24, 2024

Tad Shawinski

ZB-08-24-20

6 Rumson Court

Block 2412 Lot 14 Zone LR

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

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

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

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

Complete: September 4, 2024

Deadline: January 2, 2025

III. DISCUSSION

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

August 27, 2024

Eligible to vote: Russell Curving, Frank Curcio, Michael Hensley, Daniel Jurkovic, Peter McGuinness, Arthur McQuaid

*** Upcoming meeting October 22, 2024 at 7:00 p.m. ***

VI. ADJOURNMENT