

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
November 19, 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 27-2024

Decided: October 22, 2024

Patrick Zedzian

2 Durant Road

REGARDING - RESOLUTION 04-2024, Condition #3

Memorialized January 23, 2024

APPROVED – Extension of time

Resolution 28-2024

Complete: September 27, 2024

Peter & Jamie Thomas

Decided: October 22, 2024

ZB-08-24-24

851 East Shore Road

Block 4401 Lot 6 Zone LR

APPROVED BULK VARIANCE for an addition to the existing home.

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

Lot coverage 10% permitted, 24% proposed

II. CARRIED APPLICATIONS

Tad Shawinski

Complete: September 4, 2024

ZB-08-24-20

Deadline: January 2, 2025

6 Rumson Court

Block 2412 Lot 14 Zone LR

Carried for Notice

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 yeard setback – 30 ft is required, 29 ft is proposed
Lot coverage – 20% is required, 13.2% exists, 25.6% is proposed

Alex Woods
ZB-08-24-22

Complete: September 27, 2024
Deadline: January 25, 2025

215 Point Breeze Drive
Block 2601 Lot 40 LR Zone

SEEKING BULK VARIANCE for construction of a new deck to an existing home.
Rear yard setback, 5 feet is required, 2 feet proposed.

III. NEW APPLICATIONS

Lisa Dec & Michael Schillaci
ZB-09-24-23

Complete: October 7, 2024
Deadline: February 4, 2025

102 Racetrack Road
Block 2611 Lot 29 LR Zone

Carried for no appearance
SEEKING BULK VARIANCE for an addition to the existing home.
Front yard setback 40 feet required, 29.25 exists, 30.1 proposed
Side yard setback (R) 30 feet is required, 14.3 exists, 10.8 proposed
Side yard (deck) 15 ft required, 7 feet exists, 6.9 feet proposed
Lot coverage 10% permitted, 16.08% exists, 17.93 exists

Christopher Pandorf
ZB-08-24-21

Complete: October 29, 2024
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
AND additional non-conformities

IV. DISCUSSION

V. APPROVAL OF INVOICES

VI. APPROVAL OF MINUTES

October 22, 2024

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

*** Upcoming meeting December 19, 2024 at 7:00 p.m. ***

VII. ADJOURNMENT