

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
January 28, 2025
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, Andrena Pegel
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

Chairman Opening & Greeting

I. CARRIED APPLICATIONS

Christopher Pandorf

ZB-08-24-2

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

Complete: October 29, 2024

Extended Deadline: May 27, 2025

II. NEW APPLICATIONS

Vincent Lanza/Environmental Construction

Carroll Holdings, LLC

ZB-08-24-21

12 Wood Street

Block 12110 Lot 3.01 Zone –R2

SEEKING BULK Variance for construction of a new single family dwelling

Lot Frontage 75 feet required, 0 feet proposed and existing.

Complete: December 19, 2024

Deadline: April 18, 2025

Allison Hosford & Roger Knight

ZB-12-24-31

75 Otterhole Road

Block 12501 Lot 13 R-4 Zone

BULK Variance for the addition of a 10 ft x 40 ft deck addition to open construction permit #24-0684 (approved variance for garage/studio)

Side yard setback 30 ft required 10 ft proposed

Complete: December 19, 2024

Deadline: April 18, 2024

Robert Searle

ZB-10-24-26

119 Apple Tree Lane

Block 16504 Lot 9 R-4 Zone

SEEKING BULK Variance for a new accessory structure/garage.

Front yard setback 125 feet required/30 feet proposed

Side yard setback – 50 feet required/5 feet proposed

Lot Coverage 3% (3000 sf) permitted/4/1% (720 sf) proposed

Existing nonconforming conditions - Lot area & Lot depth

Complete: December 19, 2024

Deadline: April 18, 2025

Joseph & Doris Levitski

ZB-11-24-28

15 Ryan Court

Block 8903 Lot 20 R-2 Zone

SEEKING BULK Variance for a 6 ft x 18.3 ft expansion to the a single family home.

Rear yard setback 60 ft required, 41 ft exists, 35 ft is proposed.

Complete: December 20, 2024

Deadline: April 19, 2025

Andy Sanchez

PEREIRA JOSE & GUEVARA MARIA ET ALS

ZB-11-24-29

23 Oakridge Road

Block 15804 Lot 10 CC Zone

SEEKING BULK Variance for a 7 ft x 16 ft addition to an existing 16 ft x 30 ft accessory building with an existing 8 ft x 16 ft shed (to the rear).

Side yard setback- 25 ft required, 5 ft exists & proposed (addition)

Distance to other buildings – 20 ft required 4 ft exists & proposed (addition)

Setback from pool – 10 ft required 4 ft exists & proposed

Complete: December 20, 2024

Deadline: April 19, 2025

III. DISCUSSION

2025 proposed Zoning Board meeting dates

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

December 17, 2024

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

*** Upcoming meeting February 25, 2025 at 7:00 PM ***

VI. ADJOURNMENT