

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
November 28, 2023
7:00 p.m.
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) 728-2796

PLEDGE

ROLL CALL

Regular Members: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Arthur McQuaid
Chairman: Frank Curcio
Alternates: Stacy-Ann Webb, Daniel Goodsir
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 20-2023

ZB 06-23-14

Marc & Tara Lenoir

583 Snake Den Road

Block 11101 Lot 23.02 Zone R-4

APPROVED, BULK Variance

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.

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

Complete: August 24, 2023

Decided: October 24, 2023

II. CARRIED APPLICATIONS

ZB 04-23-08

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71 Fairview Drive

Block 1802 Lot 5 Zone LR

SEEKING BULK VARIANCE

Side Yard Setback, 10 feet required, 0 proposed

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

Complete: June 14, 2023

Extended Deadline: January 10, 2024

*(existing)

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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.

ZB 06-23-13

Patrick Zedzian

2 Durant Road

Block 3601 Lot 8 Zone R-1

SEEKING USE Variance for an existing pole barn where 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.

*Applicant must submit a site plan with access and all structures on the property.

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

Complete: September 14, 2023

Deadline: January 5, 2024

III. NEW APPLICATIONS

ZB 09-23-06

BATTINELLI FAMILY FARM LLC

1566 Union Valley Road

Block 6401 Lot 7 Zone CC, R2

SEEKING

USE (d) Variance for proposed development to include:

1800 sq foot bakery/creamery building

2400 sq foot gift shop

2970 sq foot tap room/wine tasting pavilion with patio

960 sq foot produce stand building

1728 sq foot equipment shed building

9216 sq foot petting barn building

On-site parking for 56 paved spaces and 76 grass overflow parking spaces

Complete: November 6, 2023

Deadline: March 5, 2024

IV. DISCUSSION

2024 Zoning Board meeting dates * revised

V. APPROVAL OF INVOICES

VI. APPROVAL OF MINUTES October 24, 2023

Michael DeJohn, Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

*** Next Regular Meeting December 19, 2023 at 7 p.m. ***

VII. ADJOURNMENT