

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
July 23, 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, 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 16-2024**

**Nicholas & Giulia Marra**

ZB-02-24-05

1021 Union Valley Road

**Block 7701 Lot 10 R1 Zone**

**APPROVED BULK VARIANCE**

- Front yard setback 50 ft. is required, 57.1 ft. exists, 37.75 ft. is approved for a second floor addition.

**Complete:** April 25, 2024

**Approved:** May 28, 2024

**RESOLUTION 17-2024**

**Jesse Demers**

ZB-04-24-10

179 Point Breeze Drive

**Block 2601 Lot 30 LR Zone**

**APPROVED BULK VARIANCE**

- Side yard setback, 10 ft. required, 5.93 exists and 5.93/6.93 ft. approved
- Rear yard setback, 30 ft. required, 20.3 exists, 15.5 ft. approved
- Lot coverage, 20% permitted, 21% exists, 26.3 approved

For a 2 story addition to the front and rear of an existing single family home.

**Complete:** May 5, 2024

**Approved:** May 28, 2024

**II. NEW APPLICATIONS**

**James Flaherty**

ZB-04-24-09

145 Country Road

**Block 101 Lot 4 R4 Zone**

**SEEKING BULK VARIANCE**

**Complete:** April 25, 2024

**Extended Deadline:** November 20, 2024

Front yard setback 125 ft. is required, 40 ft. is proposed for an existing 10' x 16" shed.

**Nicholas Lengares**

ZB-05-24-14  
Ellisdale Road

**Block 2003 Lot LR Zone**

**SEEKING: USE VARIANCE**

For storage of personal equipment, trailer, & boat without a primary dwelling.

**Complete:** June 14, 2024

**Deadline:** October 12, 2024

**Vincent Lanza for Cuzenza**

77 Lake Park Terrace

**Block 4303 Lot 1 LR Zone**

**SEEKING: BULK VARIANCE**

Front Yard setback – 40 ft required, 32.9 proposed (porch)

Front Yard setback – 40 ft required, 21.4 ft proposed (porch)

Side Yard setback – 30 ft required, 20.8 ft proposed

For the construction of a new 2 story dwelling

**Complete:** June 18, 2024

**Deadline:** October 16, 2024

**Mark & Alexandra Brand**

**Steven J Bryan Esq.**

20 Olcott Road

**Block 3705 Lot 67 LR Zone**

**SEEKING: BULK VARIANCE** – Rear Yard Setback - 30' required, 34.5 exists & 18.60 proposed  
For the construction of a 16' x 21' addition to an existing non-conforming dwelling.

**Complete:** June 19, 2024

**Deadline:** October 17, 2024

**III. DISCUSSION**

**IV. APPROVAL OF INVOICES**

**V. APPROVAL OF MINUTES**

May 28, 2024

**Eligible to vote:** Russell Curving, Michael DeJohn, Daniel Jurkovic, Arthur McQuaid,  
Frank Curcio

\*\*\* Upcoming meeting August 27, 2024 at 7:00 p.m. \*\*\*

**VI. ADJOURNMENT**