

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
March 26, 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) 728-2796.

**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 08-2024**

**ZB-12-23-21**

**NEIL GALLI**

47 Lake Park Terrace  
Block 4201 Lot 13 Zone LR/R-10

**Complete:** February 7, 2024

**Decided:** February 27, 2024

**SEEKING**

BULK VARIANCES to construct a 1 1/2 story, two car garage  
Front yard setback (not permitted) .8 ft proposed  
Side yard setback (south/left) 10 ft required, 3 ft proposed  
Side yard setback (north/right) 10 required, 8.1 ft proposed

**RESOLUTION 09-2024**

**ZB-01-24-02**

**CHRIS CERVERIZZO**

807 East Shore Road  
Block 4401 Lot 22 Zone LR

**Complete:** February 8, 2024

**Decided:** February 27, 2024

**APPROVED**

**BULK VARIANCES** to construct a 12.5 ft x 30 ft game room addition

**LR ZONE**

Side yard setback 30 ft required, 7.3 proposed  
Rear yard setback 60 required, 30 ft proposed

**R10 ZONE**

Side yard setback 10 ft required, 7.3 proposed  
Rear yard setback 30 required, 30 ft proposed

## **II. NEW APPLICATIONS**

### **ZB 05-23-09**

Hosford Knight  
75 Otterhole Road  
**SEEKING**

**Amended Site Plan** for application ZB 05-23-09 reducing ground disturbance as described in Resolution 16-2023

### **ZB-11-23-21**

EAST FIFTY-FOUR, LLC.  
9, 15 & 17 Cosss Road  
Block 15508 Lot(s) 5, 6 & 10 HC Zone  
**SEEKING**

**Complete:** January 30, 2024

**Deadline:** May 29, 2024

**USE** Variance

- Expansion of non-conforming use for contractors storage in HC Zone

**BULK** Variances

- Contractors storage building in front yard
- Accessory Garage exceeding 1500 sq ft
- Buffer to a residential use for the principal and accessory uses

### **ZB-11-23-22**

Mark Roeloffs  
86 Point Breeze Drive  
Block 2602 Lot 8 LR Zone  
**SEEKING**

**Complete:** February 26, 2024

**Deadline:** June 25, 2024

**BULK** Variance

- Side yard setback, 10 ft required 7.6 ft proposed for an addition to an existing dwelling.

### **ZB-11-23-22**

Wayne Rowe  
22 Vreeland Road  
Block 9001 Lot 19 R2 Zone  
**SEEKING**

**Complete:** March 8, 2024

**Deadline:** July 6, 2024

**BULK** Variance

- Side yard setback (left)- 40 ft required, 35.3 exists, 13.9 proposed for the construction of a garage addition with a bedroom to the existing dwelling.

## **III. DISCUSSION**

## **IV. APPROVAL OF INVOICES**

## **V. APPROVAL OF MINUTES**

February 27, 2024

**Eligible to vote:** Frank Curcio, Michael DeJohn, Michael Hensley, Peter McGuinness, Daniel Jurkovic, Aurthur McQuaid, Stacy-Ann Webb, Daniel Goodsir

\*\*\* Upcoming meeting April 23, 2024 at 7:00 p.m. \*\*\*

## **VI. ADJOURNMENT**