

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
May 28, 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 09-2024

ZB-11-23-21

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

Complete: January 30, 2024

Decided: March 26, 2024

APPROVED

USE Variance

- Expansion of non-conforming use for contractors storage in the 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

Eligible to vote: Russell Curving, Frank Curcio, Michael Hensley, Daniel Jurkovic, Peter McGuinness, Arthur McQuaid, Daniel Goodsir

RESOLUTION 12-2024

Matthew Russo

Application ZB-02-24-06
11 Rutgers Ave

Complete: March 27, 2024

Decided: April 23, 2024

Block 6502 Lot 13 R1 Zone

APPROVED Bulk Variances

- Front yard setback 50 ft. required, 40.3 exists, 26 ft. proposed
- Side yard setback 30 ft. required, 15 ft. proposed
- Building coverage 10% permitted, 13.1% proposed

To construct a 14' x 22' 8" garage addition to an existing garage.

Eligible to vote: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Daniel Goodsir

RESOLUTION 13-2024

Alexander Bernardi

Application ZB-01-24-01

4 Clubhouse Trail

Block 504 Lot 1 LR Zone

Complete: April 3, 2024

Decided: April 23, 2024

APPROVED Bulk Variances to construct a two-story, two bedroom, two car garage and to improve Clubhouse Trail to 25 ft. in width up to the driveway entrance to the property.

- Lot width 120 ft. required, 52.8 ft. proposed
- Lot frontage 120 ft. required, 74 ft. proposed
- Lot depth 150 ft. required, 73.7 ft. proposed
- Front yard setback 150 ft. required, 24.7 ft. proposed
- Side yard setback (left) 30 ft. required, 25.7 ft. proposed
- Rear yard setback 60 ft. required, 25.1 ft. proposed

Eligible to vote: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Daniel Goodsir

RESOLUTION 14-2024

Mark Mossey

Application ZB-01-24-04

22 Dan Jennings Road

Block 06504 Lot 6 R4 Zone

Complete: April 5, 2024

Decided: April 23, 2024

APPROVED Bulk Variances

- Side yard setback 60 ft. required, 25.1 exists, 23.1 proposed
- Side yard setback 60 ft. required, 21.5 exists, 19.5 proposed

For a second floor addition

Eligible to vote: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Daniel Goodsir

I. NEW APPLICATIONS

James Flaherty

ZB-04-24-09

145 Country Road

Block 101 Lot 4 R4 Zone

SEEKING BULK VARIANCE

Complete: April 25, 2024

Deadline: August 22, 2024

- Front yard setback 125 ft. is required, 40 ft. is proposed for an existing shed

Nicholas & Giulia Marra

ZB-02-24-05

1021 Union Valley Road

Block 7701 Lot 10 R1 Zone

SEEKING BULK VARIANCE

Complete: April 25, 2024

Deadline: August 22, 2024

- Front yard setback 50 ft. is required, 57.1 ft. exists, 37.75 ft. exists

For a second floor addition

Jesse Demers

ZB-04-24-10

179 Point Breeze Drive

Block 2601 Lot 30 LR Zone

SEEKING BULK VARIANCE

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

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

Complete: May 5, 2024

Deadline: August 30, 2024

II. DISCUSSION

III. APPROVAL OF INVOICES

IV. APPROVAL OF MINUTES

April 23, 2024

Eligible to vote: Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Daniel Goodsir

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

V. ADJOURNMENT