

Revised

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
March 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.

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 8-2023

CANDICE SMITH & JOSEPH GAFFNEY

ZB 09-22-17

34 Rocky Point Road

Block 3512 Lot 11 Zone R-1

Complete: 01/23/2023

Decided: 02/28/2023

APPROVED, Bulk Variances; for an addition / alteration to an existing dwelling and proposed new 280 sf garage to include **Side yard (right) & Building lot coverage**

ACCESSORY BUILDING, Front yard setback & Side Yard setback

RESOLUTION 9-2023

MICHAEL GOBEL

ZB 12-22-21

155 OAK RIDGE ROAD

Block 15901 Lot 11 Zone LMI

Complete: 02/14/2023

Decided: 02/28/2023

APPROVED, Use Variance for the expansion of a pre-existing nonconforming residential home in the LMI zone.

Bulk Variance for Lot frontage, Side yard setback , Rear yard setback, impervious coverage and building coverage.

II. CARRIED APPLICATIONS

CARRIED TO APRIL 18, 2023

GREG FITZGERALD

ZB 12-22-22

1892 Greenwood Lake Turnpike

Block 3705 Lot 7 Zone LR

SEEKING, Bulk Variance for a 6 foot fence in a front yard where 4 feet is permitted.

Complete: 01/06/2023

Deadline: 05/06/2023

III. NEW APPLICATIONS

TIM SULLIVAN MICHAEL DWYER

ZB 12-22-21

66 Glendale Road

Block 3004 Lot 14 Zone LR

SEEKING, front yard setback where 40 feet is required, 28.3 exists, 28.3 is proposed and **side yard setback** where 30 feet is required, 15.73 exists, 15.73 is proposed for an 11 ft x 17 ft first floor addition for a bedroom, laundry room and office and \a new second floor addition to the front of the house to include a new master bedroom, walk in closet and bathroom.

Complete: 03/02/2023

Deadline: 06/30/2023

DOMINIC & VIKTORIJA FORTINO

ZB 01-23-02

23 Upper High Crest Drive

Block 13101 Lot 8 Zone LR

SEEKING, front yard setback where 30 feet is required, 18.6 exists, 18.1 is proposed, **lot coverage** where 10% is required, 7.7 exists and 12.6% is proposed, **deck setback** where 15 feet is required and 12.5 is proposed.

Complete: 03/03/2023

Deadline: 07/01/2023

IV. DISCUSSION

Cannabis Ordinance

Vice Chairman

V. APPROVAL OF INVOICES

VI. APPROVAL OF MINUTES February 28, 2023

VII. COMMUNICATIONS

VIII. ADJOURNMENT

Next Regular Meeting April 18, 2023 at 7 p.m.

Applicants

- Fitzgerald (carried)
- Betts