

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
February 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 6-2023

ISRAEL KATZ

ZB 09-22-16

54 Old Lakeside Road South

Block 3406 Lot 12 R-1 Zone

APPROVED, Bulk Variance for (L) **Side Yard, Lot Coverage** for the expansion and remodel of an existing dwelling and installation of an in ground pool.

Eligible to vote: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Peter McGuinness Frank Curcio, Stacey Ann Webb, Daniel Goodsir

Complete: 11/30/2022

Decided on: 01/24/2023

RESOLUTION 7-2023

COUNTRY COTTAGE, LLC

ZB 12-22-20

145 Macopin Road

Block 8401 Lot 1 R-2 Zone

APPROVED, Side yard setback, Planted buffer, Buffer to side yard Buffer to residential use Distance to side line for a deck & **Use Variance** for the expansion of a non-conforming use for existing restaurant and parking area behind the building.

Eligible to vote: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Peter McGuinness Frank Curcio, Stacey Ann Webb, Daniel Goodsir

Complete: 12/29/2022

Decided on: 01/24/2023

II. NEW APPLICATIONS

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

CANDICE SMITH & JOSEPH GAFFNEY

ZB 09-22-17

34 Rocky Point Road

Block 3512 Lot 11 Zone R-1

SEEKING, Bulk Variances; for an addition / alteration to an existing dwelling and proposed new 280 sf garage.

Side yard (right) where 30 ft is required, 13.1 ft exists and 17 ft is proposed.

Building lot coverage where 10 % is required, 11.41% exists and 15.75% is proposed.

ACCESSORY BUILDING

Front yard setback, where 50 ft is required and 34 ft is proposed

Side Yard setback, where 15 ft is required and 5 ft is proposed

Complete: 01/23/2023

Deadline: 05/23/2023

MICHAEL GOBEL

ZB 12-22-21

155 OAK RIDGE ROAD

Block 15901 Lot 11 Zone LMI

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

Bulk Variance for Lot frontage where 300 ft is required and 0 exists, Side yard setback where 75 ft is required 6.02 & 16.48 exists and 9.6 & 16.48 is proposed, Rear yard setback where 75 ft is required 78.2 ft exists and 74.6 ft is proposed and possibly impervious coverage and building coverage.

Complete: 02/14/2023

Deadline: 06/14/2023

III. DISCUSSION

April meeting date change

Annual Report 2022- Board Planner Report

Vice Chair

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES January 23, 2023

VI. COMMUNICATIONS

VII. ADJOURNMENT

Next Regular Meeting March 28, 2023 at 7 p.m.

Applicants

- Fortino
- Sullivan/Dwyer