

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

January 23, 2024

**Following the reorganization meeting which started at 6:30 PM
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 04-2024

ZB 06-23-13

Patrick Zedzian

2 Durant Road

Block 3601 Lot 8 Zone R-1

Complete: September 14, 2023

Decided: November 28, 2023

APPROVED USE Variance for an existing pole barn were no principal structure exists.

BULK Variance(s) for an oversized existing pole barn where 800 sq ft is permitted, 975 sq ft exists, 2 sheds up to 100 sq ft each and an existing shipping container, 200 sq ft is permitted.

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

RESOLUTION 05-2024

ZB 09-23-17

DUNCAN – Carmel Road

Block 1101 Lot 39 Zone R20

Complete: November 9, 2023

Decided: December 19, 2023

APPROVED USE Variance to construct a new home with road improvements on an unimproved road in contravention with MLUL 40:55D-35

BULK Variance for Lot Frontage, 120 feet is required and 119.8 is proposed

Eligible to vote: Michael DeJohn, Frank Curcio, Russell Curving, Peter McGuinness. Stacy-Ann Webb

II. NEW APPLICATIONS

ZB-11-28-18

SLATER PROPERTIES LLC

1045 Macopin Road
Block 14402 Lot 3 Zone R-4

SEEKING

USE Variance

- Expansion of non-conforming USE

BULK Variances for construction of a one story garage addition to the existing primary building for storage and rental equipment.

- Front yard setback – 125 ft required, 50.9 ft exists, 50.4 ft proposed
- Side yard setback – 60 ft required, 52.76 exists, 30 ft proposed
- Buffer to residential zone (S) 50 ft required, 52.72 exists, 30 ft proposed

Complete: December 15, 2023

Deadline: April 13, 2024

ZB 11-23-19

CHIDO LLC

665 Warwick Tpk
Block 905 Lot 18 Zone LR

SEEKING

USE Variance

- Expansion of non-conforming USE

BULK Variances for;

- Rear yard setback proposed addition - 60 ft required, 8.9 ft exists, 10 ft
- Buffer to residential Use along rear - 35 ft required, 10 exists, 10 ft proposed

To add a 194 sq ft attached walk-in refrigerator at the rear of an existing building and convert the interior to a sit down restaurant.

Complete: January 8, 2024

Deadline: May 7, 2024

III. APPROVAL OF INVOICES

IV. APPROVAL OF MINUTES

December 19, 2023

Eligible to vote: Michael DeJohn, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb

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

V. ADJOURNMENT