

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
December 19, 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. 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 21-2023

ZB 04-23-08

Hagop Kiledjian

71 Fairview Drive

Block 1802 Lot 5 Zone LR

APPROVED BULK VARIANCE

Side Yard Setback, 10 feet required, 0 proposed

Distance from other building, 15 feet required, 7 proposed

Front Yard Setback, 40 feet is required, 14.6 proposed

Accessory Building Coverage 3% required, 4.8% proposed

For an accessory garage in the front yard constructed without a permit.

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

Complete: June 14, 2023

Decided: November 28, 2023

RESOLUTION 22-2023

ZB 06-23-13

Patrick Zedzian

2 Durant Road

Block 3601 Lot 8 Zone R-1

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

SEEKING 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

Complete: September 14, 2023

Decided: November 28, 2023

RESOLUTION 23-2023

ZB 09-23-06

BATTINELLI FAMILY FARM LLC

1566 Union Valley Road

Block 6401 Lot 7 Zone CC, R2

APPROVED

USE (d) Variance for proposed development to include:

1800 sq foot bakery/creamery building

2400 sq foot gift shop

2970 sq foot tap room/wine tasting pavilion with patio

960 sq foot produce stand building

1728 sq foot equipment shed building

9216 sq foot petting barn building

On-site parking for 56 paved spaces and 76 grass overflow parking spaces

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

Complete: November 6, 2023

Decided: November 28, 2023

II. NEW APPLICATION

ZB 09-23-17

DUNCAN – Carmel Road

Block 1101 Lot 39 Zone R20

SEEKING –

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

III. APPROVAL OF INVOICES

IV. APPROVAL OF MINUTES November 28, 2023

Michael DeJohn, Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Arthur McQuaid, Frank Curcio, Daniel Goodsir

*** Reorganization Meeting January 23, 2024 at 6:30 p.m. ***

Regular meeting January 23, 2024 7:00 p.m.

V. ADJOURNMENT