

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
February 27, 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) 728-2796.

**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 06-2024**

**ZB-11-28-18**

**SLATER PROPERTIES LLC**

1045 Macopin Road  
Block 14402 Lot 3 Zone R-4

**Complete:** December 15, 2023

**Decided:** January 23, 2024

**APPROVED**

**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

**RESOLUTION 07-2024**

**ZB 11-23-19**

**CHIDO LLC**

**665 Warwick Tpk**

**Block 905 Lot 18 Zone LR**

**Complete:** January 8, 2024

**Decided:** January 23, 2024

**APPROVED**

**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.

## **II. NEW APPLICATIONS**

### **ZB-12-23-21**

**NEIL GALLI**

47 Lake Park Terrace

Block 4201 Lot 13 Zone LR/R-10

#### **SEEKING**

**BULK VARIANCES** to construct a 1 1/2 story, two car garage

Front yard setback (not permitted) .8 ft proposed

Side yard setback (south/left) 10 ft required, 3 ft proposed

Side yard setback (north/right) 10 ft required, 8.1 ft proposed

**Complete:** February 7, 2024

**Deadline:** June 6, 2024

### **ZB-01-24-02**

**CHRIS CERVERIZZO**

807 East Shore Road

Block 4401 Lot 22 Zone LR

#### **SEEKING**

**BULK VARIANCES** to construct a 12.5 ft x 30 ft game room addition

#### **LR ZONE**

Side yard setback 30 ft required, 7.3 ft proposed

Rear yard setback 60 ft required, 30 ft proposed

#### **R10 ZONE**

Side yard setback 10 ft required, 7.3 ft proposed

Rear yard setback 30 ft required, 30 ft proposed

**Complete:** February 8, 2024

**Deadline:** June 7, 2024

## **III. DISCUSSION**

2023 Annual Report- Board Planner

Bulk Variance Application No. ZB 05-23-09 / Resolution 16-2023

## **IV. APPROVAL OF INVOICES**

## **V. APPROVAL OF MINUTES**

January 23, 2024

**Eligible to vote:** Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Arthur McQuaid, Stacy-Ann Webb, Daniel Goodsir

\*\*\* Upcoming meeting March 26, 2024 at 7:00 p.m. \*\*\*  
1 Application at this time

## **VI. ADJOURNMENT**