

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
April 23, 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) 728-2798.

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 09-2024

ZB-11-23-21

EAST FIFTY-FOUR, LLC.
9, 15 & 17 Cosss Road
Block 15508 Lot(s) 5, 6 & 10 HC Zone

Complete: January 30, 2024
Decided: March 26, 2024

APPROVED

USE Variance

- Expansion of non-conforming use for contractors storage in the HC Zone

BULK Variances

- Contractors storage building in front yard
- Accessory Garage exceeding 1500 sq ft
- Buffer to a residential use for the principal and accessory uses

RESOLUTION 10-2024

ZB-11-23-22

Mark Roeloffs
86 Point Breeze Drive
Block 2602 Lot 8 LR Zone

Complete: February 26, 2024
Decided: March 26, 2024

APPROVED

BULK Variance

- Side yard setback, 30 ft required 7.46 ft approved for an addition to an existing dwelling.

RESOLUTION 11-2024

ZB-02-24-03

Wayne Rowe
22 Vreeland Road
Block 9001 Lot 19 R2 Zone

Complete: March 8, 2024

Decided: March 26, 2024

APPROVED

BULK Variance

- Side yard setback (left)- 40 ft required, 13.9 approved for the construction of a garage addition with a bedroom to the existing dwelling.

I. NEW APPLICATIONS

Matthew Russo

Application ZB-02-24-06
11 Rutgers Ave

Complete: March 27, 2024

Deadline: July 25, 2024

Block 6502 Lot 13 R1 Zone

SEEKING Bulk Variances to construct a 14' x 22' 8" garage addition to an existing garage.

- Front yard setback 50 ft required, 40.3 exists, 26 ft proposed
- Side yard setback 30 ft required, 15 ft proposed
- Building coverage 10% permitted, 13.1% proposed

Alexander Bernardi

Application ZB-01-24-01
4 Clubhouse Trail

Complete: April 3, 2024

Deadline: August 1, 2024

Block 504 Lot 1 LR Zone

SEEKING Bulk Variances to construct a two-story, two bedroom, two car garage and to improve Clubhouse Trail to 25 ft in width up to the driveway entrance to the property.

- Lot width 120 ft required, 52.8 ft proposed
- Lot frontage 120 ft required, 74 ft proposed
- Lot depth 150 ft required, 73.7 ft proposed
- Front yard setback 150 ft required, 24.7 ft proposed
- Side yard setback (left) 30 ft required, 25.7 ft proposed
- Rear yard setback 60 ft required, 25.1 ft proposed

Mark Mossey

Application ZB-01-24-04
22 Dan Jennings Road

Complete: April 5, 2024

Deadline: August 3, 2024

Block 06504 Lot 6 R4 Zone

SEEKING Bulk Variances to add a second floor addition

- Side yard setback 60 ft required, 25.1 exists, 23.1 proposed
- Side yard setback 60 ft required, 21.5 exists, 19.5 proposed

II. DISCUSSION

June meeting date

III. APPROVAL OF INVOICES

IV. APPROVAL OF MINUTES

March 27, 2024

Eligible to vote: Frank Curcio, Russell Curving, Michael Hensley, Peter McGuinness, Daniel Jurkovic, Aurthur McQuaid, Daniel Goodsir

*** Upcoming meeting May 28, 2024 at 7:00 p.m. ***
3 Potential Applicants

V. ADJOURNMENT