

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
August 22, 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 14-2023**

**ZB 05-23-11**

**Maryann Heisler**

**17 Lenape Trail**

**Block 5714 Lot 5 Zone LR**

**Complete:** May 30, 2023

**Decided:** June 20, 2023

APPROVED, 6 foot fence around the side *and front yard where one is not permitted* in the front yard.

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

**II. CARRIED APPLICATIONS**

**ZB 05-23-12**

**Joanna Grzywna**

**66 Circle Boulevard**

**Block 15502 Lot 26 Zone R-2**

**SEEKING BULK VARIANCE**

**Complete:** July 7, 2023

**Deadline:** November 4, 2023

Front Yard Setback – 30 feet required, 31 feet exists, 23 feet proposed (to new addition)

Side Yard Setback – 10 feet required, 8.7 feet is proposed

Lot Coverage – 10% is permitted, 14.4% exists, 16.8% is proposed

For an addition to the front of the existing dwelling to enlarge a bedroom, add a lift from the lower basement to the upper level, a new front porch and stairs to accommodate a disabled family member living in the home.

**ZB 03-23-06**

**Paul & Renata Pflug**  
**40 Gould Road**

**Block 10102 Lot 14 Zone R4**

**SEEKING BULK VARIANCE**

Side yard setback (R) 30 feet is required, 19.1 is proposed  
Side yard setback (L) 30 feet is required, 28.2 is proposed  
For the construction of an accessory deck and covered porch.

**Complete:** May 18, 2023

**Deadline:** September 15, 2023

**Extended:** November 14, 2023

**ZB 03-23-07**

**Jesus Gutierrez**

**56 Morsetown Road**

**Block 4903 Lot 10 Zone R4**

**SEEKING USE VARIANCE**

To keep 2 goats in R4 zone where 1 goat is permitted.

**Complete:** June 9, 2023

**Deadline:** October 17, 2023

**ZB 04-23-08**

**Hagop Kiledjian**

**71 Fairview Ave**

**Block 1802 Lot 5 Zone LR**

**SEEKING 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.

**Complete:** June 14, 2023

**Deadline:** October 12, 2023

\*(existing)

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**ZB 05-23-09**

**Allison Hosford & Roger Knight**

**75 Otterhole Road**

**Block 12501 Lot 13 Zone R-4**

**SEEKING BULK VARIANCE**

Side Yard Setback, 50 feet required, 29.1 exists, 10 feet proposed  
No Frontage on a Public Street, required (§550-81) and NJSA 40:55D-35

**Complete:** June 16, 2023

**Deadline:** October 14, 2023

**ZB 05-23-10**

**Elisa Carril & Lawrence Festa**

**230 Longpond Road**

**Block 4002 Lot 6 Zone LR**

**SEEKING BULK VARIANCE**

Front Yard Setback - 40 feet required, 34.4 proposed (34.3 feet exists)  
Side Yard Setback - 30 feet is required, 17.2 and 6.8 proposed (17.2 & 6.2 exist)  
Rear Yard Setback - 60 feet is required, 18.5 proposed (19.3 exists)  
Building Coverage - 10% is permitted, 25.8% proposed (18.0% exists)

**DECK VARIANCE**

Rear Yard Setback - 30 feet is required, 5.4 is proposed  
( R ) Side Yard Setback - 15 feet is required, 6.8 feet proposed  
To raze an existing one-story single family home and construct a new two story single family home with a 2 car garage, a 14 x 51 foot deck and a second story 5 foot x 51 foot covered balcony

**Complete:** June 21, 2023

**Deadline:** October 19, 2023

**III. DISCUSSION**

**IV. APPROVAL OF INVOICES**

**V. APPROVAL OF MINUTES July 25, 2023  
Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb**

\*\*\* Next Regular Meeting September 26, 2023 at 7 p.m. \*\*\*

**VI. ADJOURNMENT**