

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
October 25, 2022  
7:30 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:* Linda Connolly, Russell Curving, Frank Curcio, Michael DeJohn, Daniel Jurkovic, Peter McGuinness  
*Chairman:* Arthur McQuaid  
*Alternates:* Matthew Conlon, Michael Hensley  
*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 No. 18-2022  
NNG Real Property I, LLC**

**Complete:** 07/29/2022  
**Decision:** August 23, 2022

**ZB 08-21-15**

17 Glendale Road

BLOCK 3103 LOT 11 LR Zone

**Decided:** Approval Height Variance, Front Yard Setback(s) and approval to add an additional floor to the existing home including a small front addition

**Approved:** August 23, 2022

**Eligible to vote:** Matthew Conlon, Russell Curving, Michael DeJohn, Peter McGuinness, Arthur McQuaid

**II. CARRIED APPLICATIONS**

**ELENA & ERIC DYKSTRA**

**Complete:** 01/10/2022

**ZB 11-21-26**

**Extended Deadline:** 02/26/2023

871 East Lake Shore

BLOCK 4401 LOT 1 LR Zone

**SEEKING:**

**USE VARIANCE-** expansion of a pre-existing non-conforming use, adding package/bar liquor Accessory Use.

**BULK VARIANCE- ON SITE PARKING** where 23 are required, parking is non-delineated, 19 are proposed.

**BUFFER** – 35 ft is required and 0 ft are proposed

**OFF- STREET PARKING** where 23 spaces are required and 17 are proposed

**DISTANCE TO OTHER BUILDING** where 20 ft is required and 2 feet is proposed

**YAAKOV COHEN**  
**C & B INVESTMENT GROUP LLC**  
**ZB 05-22-06**

**Complete:** 06/22/2022  
**Extended Decision:** 12/19/2022

**9 & 11 MacDonald Dr.**  
**BLOCK 3512 LOT 4 R-1 Zone**

**SEEKING:**

**VARIANCES – For construction to add a second story addition to #11 MacDonald and approval for the existing non-conforming condition of two principal structures on one lot.**

**Dwelling/lot-** where one is permitted, 2 are existing and 2 are proposed

**Side Yard Setback for the addition** where 30 ft is required and 24.9 ft is proposed

**Rear Yard Setback for the addition** where 50 ft is required 48.25 ft is existing and 31.7 ft is proposed

**JACK McLAUGHLIN**  
**ZB 10-21-23**  
**5 Keel Road**  
**Block 7508 Lot 29 LR Zone**

**Complete:** August 2, 2022  
**Extended Decision:** January 19, 2022

**SEEKING;**

**Front Yard Setback** for stairs on the front of the house,

**Front Yard Accessory Building,** Storage Shed greater than 100 sq feet in the front yard of a corner lot

**Accessory Building** distance, where 15 feet is required and 4 feet is proposed for distance from one storage shed to another shed.

**III. NEW APPLICATIONS**

**RICHARD COOPER**  
**ZB 08-22-12**  
**194 Otterhole Road**  
**Block 12304 Lot 1 R-4 Zone**  
**SEEKING**

**Complete:** September 27, 2022  
**Decision:** January 25, 2022

**Side Yard setback** where 15 feet is required and 4.92 is proposed for a 16' x 5' deck – replacing an existing 6' x 5' deck on the side of the dwelling.

**SCALA-BREW**  
**ZB 08-22-15**  
**3 Crest Lake Drive**  
**Block 16701 Lot 8 R-4 (R-60) Zone**  
**SEEKING**

**Complete:** October 3, 2022  
**Decision:** January 31, 2022

**Front Yard setback** where 50 feet is required, 64 feet exists and 40.6 feet is proposed along Crest Lake Drive.

**IV. DISCUSSION**

**V. APPROVAL OF INVOICES**

**VI. APPROVAL OF MINUTES**

September 27, 2022

**VII. COMMUNICATIONS**

**VIII. LITIGATION**

Grischuk vs Board of Adjustment Update (Ward ZBo8-19-16)

**IX. ADJOURNMENT**

Next Regular Meeting November 29, 2022 at 7:30 p.m.