

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
November 29, 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**  
**Bulk Variance ZB 08-21-15**  
17 Glendale Road  
BLOCK 3103 LOT 11 LR Zone

**Complete:** 07/29/2022  
**Approved:** 09/27/2022

***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**

**Resolution No. 19-2022**  
**YAAKOV COHEN**  
**C & B INVESTMENT GROUP LLC**  
**Bulk Variance ZB 05-22-06**  
**9 & 11 MacDonald Dr.**  
BLOCK 3512 LOT 4 R-1 Zone

**Complete:** 06/22/2022  
**Approved:** 10/25/2022

***Decided:*** Approval for Side Yard Setback for the addition to #11 MacDonald and Rear Yard Setback for the 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.

**Resolution No. 20-2022**  
**JACK McLAUGHLIN**  
**Bulk Variance ZB 10-21-23**  
**5 Keel Road**  
**Block 7508 Lot 29 LR Zone**

**Complete:** 08/02/2022  
**Approved:** 10/25/2022

**Decided:** Approval for Front Yard Setback for (addition) steps, Front Yard Accessory Building greater than 100 sq feet in the front yard of a corner lot and Accessory Building distance distance from one storage shed to another shed.

**Resolution No. 21-2022**

**RICHARD COOPER**

**Complete:** 09/27/2022

**Bulk Variance ZB 08-22-12**

**Approved:** 10/25/2022

**194 Otterhole Road**

**Block 12304 Lot 1 R-4 Zone**

**Decided:** Approval **Side Yard setback** to replace an existing deck with steps on the side of the dwelling.

**Resolution No. 22-2022**

**SCALA-BREW**

**Complete:** 10/03/2022

**Bulk Variance ZB 08-22-15**

**Approved:** 10/25/2022

**3 Crest Lake Drive**

**Block 16701 Lot 8 R-4 (R-60) Zone**

**Decided:** Approval for front yard setback along Crest Lake Drive for a garage addition with 2 bedrooms.

**II. CARRIED APPLICATIONS**

**CATHERINE DeMARCO**

**Complete:** 06/17/2022

**ZB 05-22-07**

**Extended Deadline:** 01/13/2023

**21 Laramie Trail**

**Block 505 Lot 6 LR Zone**

**SEEKING Bulk Variance** for side yard setback where 30 feet is required and 45.7 feet exists and 24.5 feet is proposed and front yard where 40 feet is required and 12 feet is proposed for construction of a one-car garage accessory building.

**III. NEW APPLICATION**

**JOSEPH & KELLY JACOVINO**

**Complete:** 10/17/2022

**ZB 07-22-11**

**Deadline:** 02/14/2022

**18 Hickory Ave**

**Block 5615 Lot 5 LR Zone**

**SEEKING Bulk Variance** for **front yard** setback where 40 feet is required, 14.1 exists and 14.1 is proposed, **side yard** setback where 30 feet is required, 45.7 feet exists and 24.5 feet is proposed for a garage addition with 2 floors of living space

**IV. DISCUSSION**  
2023 meeting dates.

**V. APPROVAL OF INVOICES**

**VI. APPROVAL OF MINUTES** September 27, 2022

**VII. COMMUNICATIONS**

**VIII. ADJOURNMENT**

Next Regular Meeting December 20, 2022 at 7:30 p.m.