

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Minutes
July 25, 2023
7:00 p.m.
MAIN MEETING ROOM OF TOWN HALL**

The meeting was called to order at 7:05 PM

The Secretary read the legal notification.

The Pledge of Allegiance was recited

ROLL CALL
7:06PM

Present: Michael DeJohn Arthur McQuaid, Frank Curcio, Stacy-Ann Webb, Daniel Goodsir
Also Present: Pamela Jordan, Board Secretary, Stephen Glatt, Esq., Attorney, Patrick McClellan, Engineer,
Absent: Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Kenneth Ochab, Planner
Late:

The Chairman greeted the Board and the public stating there was a 3 member Board appointing Alternate Stacy-Ann Webb as a voting member.

Welcome and Statement from the Chairman – The Chairman stated, the Applications on the Agenda could not be heard. The Board did not have legal representation due to the absence of the Board Attorney due to a health issue. Six applications that appear on the Agenda must be Carried to the August 24, 2023 meeting with a motion, second and roll call vote individually.

The Board operates in accordance with the Open Meeting Act of the State of New Jersey, which means discussions and decisions are made in public. Under normal circumstances the Board follows a printed agenda that is posted on the township website and posted on the bulletin board in town hall. Meetings are advertised in the Herald News. There are no new applications after 10:00 pm and no new testimony after 10:30 pm. After the applicant speaks, anyone can speak for or against that application. Appeals of this Board go directly to the Superior Court of the State of New Jersey.

NEW APPLICATIONS

ZB 05-23-12

Joanna Grzywna

66 Circle Boulevard

Block 15502 Lot 26 Zone R-2

SEEKING BULK VARIANCE

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.

Motion to carry: Stacy-Ann Webb

Second: Michael Hensley

Roll Call Vote:

Yes:

No:

Abstain:

Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

Complete: July 7, 2023

Deadline: November 4, 2023

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.

Motion to carry: Stacy-Ann Webb

Second: Michael DeJohn

Roll Call Vote:

Yes: Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

No:

Abstain:

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.

Motion to carry: Stacy-Ann Webb

Second: Michael Hensley

Roll Call Vote:

Yes: Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

No:

Abstain:

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.

Motion to carry: Stacy-Ann Webb

Second: Michael DeJohn

Roll Call Vote:

Yes: Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

No:

Abstain:

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

Motion to carry: Stacy-Ann Webb

Second: Michael Hensley

Roll Call Vote:

Yes: Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

No:

Abstain:

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

Complete: June 21, 2023

Deadline: October 19, 2023

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

Motion to carry: Stacy-Ann Webb

Second: Michael DeJohn

Roll Call Vote:

Yes:

Michael DeJohn, Michael Hensley, Frank Curcio, Stacy-Ann Webb

No:

Abstain:

DISCUSSION

APPROVAL OF INVOICES

No invoices submitted

APPROVAL OF MINUTES for June 20, 2023

Motion: Michael DeJohn

Second: Stacy-Ann Webb

Eligible to vote - Michael DeJohn, Stacy-Ann Webb, Frank Curcio

All were in favor

ADJOURNMENT, 7:15 PM

Motion: Stacy-Ann Webb

Second: Michael Hensley



Respectfully Submitted,
Pamela Jordan, Secretary
Zoning Board of Adjustment

Approved August 22, 2023