

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
September 26, 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 15-2023

ZB 05-23-12

Joanna Grzywna

66 Circle Boulevard

Block 15502 Lot 26 Zone R-2

APPROVED Bulk Variance for Front Yard Setback, Side Yard Setback and Lot coverage 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 and a new front porch and stairs.

Complete: July 7, 2023

Decided: August 22, 2023

RESOLUTION 16-2023

ZB 05-23-09

Allison Hosford & Roger Knight

75 Otterhole Road

Block 12501 Lot 13 Zone R-4

APPROVED- Bulk Variance Side Yard Setback, No Frontage on a Public Street (§550-81) and NJSA 40:55D-35 for a 40' x 30' 2 story detached garage workshop and artist studio with half bath and attic storage.

Complete: June 16, 2023

Decided: August 22, 2023

RESOLUTION 17-2023

ZB 05-23-10

Elisa Carril & Lawrence Festa

230 Longpond Road

Block 4002 Lot 6 Zone LR

APPROVED BULK VARIANCE Front Yard Setback, Side Yard Setback, Rear Yard Setback and Building Coverage & **DECK VARIANCE** for Rear Yard Setback, (R) Side Yard Setback 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' deck and a second story 5' x 51' covered balcony.

Complete: June 21, 2023

Decided: August 22, 2023

II. CARRIED APPLICATIONS

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)

*

*

*

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

III. NEW APPLICATIONS

ZB 06-23-14

Marc & Tara Lenoir

Block 11101 Lot 23.02 Zone R-4

SEEKING BULK Variance

Side yard setback – 60' is required, 22' is proposed to construct a 498 square foot garage addition to the existing garage for antique car storage and storage.

ZB 07-23-15

David Grychmacher

16 Walker Ave

Block 13809 Lot 14 Zone LR

SEEKING BULK Variance

Side Yard Setback, 30' is required, 10.97 is proposed

Building Coverage, 10% is permitted, 14.75% exists and 23.2% is proposed to build an attached garage addition with 2nd floor bonus room to an existing house.

IV. DISCUSSION

V. APPROVAL OF INVOICES

VI. APPROVAL OF MINUTES August 22, 2023

All were present

*** Next Regular Meeting October 24, 2023 at 7 p.m. ***

VII. ADJOURNMENT