

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
April 22, 2025
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.

Furthermore, on December 31, 2024, Governor Murphy signed into law A-5151/S-3957, which allows public bodies to continue using newspapers for required public notices and legal advertisements until March 1, 2025. The new law took effect on December 31, 2024.

The new law permits any newspaper used by a public body as the official newspaper from January 1, 2024, to December 31, 2024, to still meet the definition of a newspaper under the law regardless of physical or digital format of the newspaper's publication from January 1, 2025, to March 1, 2025. The publication could be in print or electronic format.

The Main Meeting Room is ADA accessible. Special needs can be accommodated by contacting the Zoning Board of Adjustment at (973) 728-2798.

PLEDGE

ROLL CALL

Regular Members: Michael DeJohn, Michael Hensley, Daniel Jurkovic, Russell Curving, Peter McGuinness, Arthur McQuaid
Chairperson: Frank Curcio
Alternates: Stacy-Ann Webb, Andie Pegel
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

Chairman Opening & Greeting

I. MEMORIALIZATIONS

RESOLUTION 8-2025

VINCENT LANZA

28 Overlook Drive

Removing condition Resolution 21-2006, Request to amend Condition 2. C

Reference Bulk Variance 0530-0717

Resolution 16-2008- for reference

RESOLUTION 9-2025

JOSHUA FIRST

ZB-11-24-30

20 Seymour Drive

Block 10808 Lot 12 LR Zone

BULK Variance approval for a raised deck with staircase

Complete: January 22, 2025

Deadline: May 22, 2025

Side yard setback 15 feet required, 10 feet exist, 3 feet approved
Rear yard setback 30 feet. required, 40 feet. exists, 30 feet approved

RESOLUTION 10-2025

KEVIN & SARAH SHUTROP

Complete: February 21, 2025

ZB-01-25-04

Deadline: June 21, 2025

36 Shadowy Lane

Block 7207 Lot 17 LR Zone

BULK Variance Approval for a 2-story addition to the rear left side of the existing home.

Building Coverage 10% required, 11.5% exists 13.3% approved

Side yard setback 30 feet required, 17.47/17.33 exists, 17.47 is approved

Rear Yard setback 60 feet required, 31 feet exists, 22 feet approved

Accessory Shed setback 5 feet required, 3 feet/ 4 feet proposed

RESOLUTION 11-2025

STEVEN GITIN

Complete: February 21, 2025

ZB-01-25-01

Deadline: June 21, 2025

9 Belleau Gateway

Block 5706 Lot 8 LR Zone

BULK Variance Approval for a two car attached garage addition

Side yard setback 30 feet required 38 ft exists 20.92 feet approved

Rear yard setback 60 feet required 47.7 feet exists 45.25 approved

Front yard setback 40 feet required 26.3 feet exists 27.5 feet is approved

Lot coverage 10% permitted 8.01% exists 12.33% approved

RESOLUTION 12-2025

PAMELA & DANIEL BURKE

Complete: February 21, 2025

ZB-01-25-02

Deadline: June 21, 2025

1913 Greenwood Lake Turnpike

Block 5706 Lot 8 LC & R1 Zone

BULK Variance Approval for a 40 x 50 feet detached garage

Accessory structure lot coverage 3% permitted 4.21% approved

RESOLUTION 13-2025

DAVID WOOD

Complete: February 26, 2025

ZB-02-05-03

Deadline: June 26, 2025

43 Laramie Trail

Block 505 Lot 11 LR Zone

BULK Variance Approval for a detached 1 story garage

Front on Public Street NJSA 40:55D-35

Accessory building side yard 10 ft required 5 feet approved

II. NEW APPLICATIONS

ANDY SANCHEZ

Complete: December 19, 2024

PEREIRA JOSE & GUEVARA MARIA ET ALS

Deadline:

ZB-11-24-29

23 Oakridge Road

Block 15804 Lot 10 CC Zone

SEEKING BULK Variance for a 7 ft x 16 feet addition to an existing 16 feet x 30 ft accessory building with an existing 8 ft x 16 feet shed (to the rear).

Side yard setback- 25 feet required, 5 feet exists & proposed (addition)

Distance to other buildings – 20 feet required 4 feet exists & proposed (addition)
Setback from pool – 10 feet required 4 feet exists & proposed

RICHARD & JENNA D'ELIO
32 Shadowy Lane
ZB-03-25-05

Complete: March 26, 2025
Deadline: June 21, 2025

Block 7207 Lot 16 LR Zone
SEEKING BULK Variance for a two-story addition to an existing dwelling
Relief for Rear Yard Setback 60 feet required 29 feet exists 15.6 requested
And existing non-conforming lot depth and Front yard

III. DISCUSSION

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

March 25, 2025/Eligible to vote: Frank Curcio Michael DeJohn, Michael Hensley,
Arthur Peter McGuinness McQuaid, Stacy-Ann Webb, Andie Pegel

Upcoming meeting: May 27, 2025

VI. ADJOURNMENT