

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
March 25, 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 4-2025

Christopher Pandorf

ZB-08-24-21

1421 Macopin Road

Block 9501 Lot 8.01 R-3 Zone

APPROVED – USE VARIANCE for a two, 2-bedroom apartments in the single-family residential zone.

APPROVED BULK VARIANCE Setbacks and existing non-conformities

Front yard setback 100 feet required, -8 feet/0 feet exist and proposed

Rear yard setback 100 feet required, 12.6 feet exists / 25 feet (addition) proposed

Existing non-conformities to remain the same for Lot size, lot frontage, lot width

Complete: October 29, 2024

Decided: January 28, 2025

RESOLUTION 5-2025

Vincent Lanza/Environmental Construction

Carroll Holdings, LLC

ZB-08-24-25

12 Wood Street

Block 12110 Lot 3.01 Zone –R2

APPROVED BULK Variance for construction of a new single family dwelling

Lot Frontage 75 feet required, 0 feet proposed and existing.

Complete: December 19, 2024

Decided: January 28, 2025

RESOLUTION 6-2025

Allison Hosford & Roger Knight

ZB-12-24-31

75 Otterhole Road

Block 12501 Lot 13 R-4 Zone

APPROVED BULK Variance for the addition of a 10 ft x 40 ft deck addition to *open* construction permit #24-0684 (approved variance for garage/studio)

Side yard setback 30 ft required 10 ft proposed

Complete: December 19, 2024

Decided: January 28, 2024

RESOLUTION 7-2025

Robert Searle

ZB-10-24-26

119 Apple Tree Lane

Block 16504 Lot 9 R-4 Zone

APPROVED BULK Variance for a new accessory structure/garage.

Front yard setback 125 feet required/30 feet proposed

Side yard setback – 50 feet required/5 feet proposed

Lot Coverage 3% (3000 sf) permitted/4/1% (720 sf) proposed

Existing nonconforming conditions - Lot area & Lot depth

Complete: December 19, 2024

Decided: January 28, 2025

RESOLUTION 8-2025

Joseph & Doris Levitski

ZB-11-24-28

15 Ryan Court

Block 8903 Lot 20 R-2 Zone

APPROVED BULK Variance for a 6 ft x 18.3 ft expansion to the a single family home.

Rear yard setback 60 ft required, 41 ft exists, 35 ft is proposed.

Complete: December 20, 2024

Decided: January 28, 2025

II. NEW APPLICATIONS

VINCENT LANZA

28 Overlook Drive

Bulk Variance 0530-0717

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

Resolution 16-2008- for reference

Andy Sanchez

PEREIRA JOSE & GUEVARA MARIA ET ALS

ZB-11-24-29

23 Oakridge Road

Block 15804 Lot 10 CC Zone

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

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

Distance to other buildings – 20 ft required 4 ft exists & proposed (addition)

Complete: December 19, 2024

Deadline: March 14, 2025

Setback from pool – 10 ft required 4 ft exits & proposed

JOSHUA FIRST

ZB-11-24-30

20 Seymour Drive

Block 10808 Lot 12 LR Zone

SEEKING BULK Variance for a raised deck with staircase

Side yard setback 15 ft required, 10 feet exist, 3 feet proposed

Rear yard setback 30 ft. required, 40 ft. exists, 30 feet proposed

Complete: January 22, 2025

Deadline: May 22, 2025

KEVIN & SARAH SHUTROP

ZB-01-25-04

36 Shadowy Lane

Block 7207 Lot 17 LR Zone

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

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

Side yard setback 30 ft required, 17.47/17.33 exists, 17.47 is proposed

Rear Yard setback 60 ft required, 31 ft exists, 22 ft proposed

Accessory Sed setback 5 ft required, 3 ft/ 4 ft proposed

Complete: February 21, 2025

Deadline: June 21, 2025

STEVEN GITIN

ZB-01-25-01

9 Belleau Gateway

Block 5706 Lot 8 LR Zone

SEEKING BULK Variance for a 2 car attached garage addition

Side yard setback 30 ft required 38 ft exists 20.92 ft proposed.

Rear yard setback 60 ft required 47.7 ft exists 45.25 proposed

Front yard setback 40 ft required 26.3 ft exists 27.5 ft is proposed

Lot coverage 10% permitted 8.01% exists 12.33% permitted

Complete: February 21, 2025

Deadline: June 21, 2025

PAMELA & DANIEL BURKE

ZB-01-25-02

1913 Greenwood Lake Turnpike

Block 5706 Lot 8 LC & R1 Zone

SEEKING BULK Variance for a 40 x 50 ft detached garage

Accessory structure lot coverage 3% permitted 4.21% proposed

Complete: February 21, 2025

Deadline: June 21, 2025

DAVID WOOD

ZB-02-05-03

43 Laramie Trail

Block 505 Lot 11 LR Zone

SEEKING BULK Variance for a detached 1 story garage

Front on Public Street NJSA 40:55D-35

Accessory building side yard 10 ft required 5 ft proposed.

Complete: February 26, 2025

Deadline: June 26, 2025

III. DISCUSSION

2024 Year End Report, Board of Adjustment

Planner: Kenneth Ochab

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

January 28, 2025/Eligible to vote: Russell Curving, Frank Curcio, Michael DeJohn, Michael Hensley, Daniel Jurkovic, Stacy-Ann Webb, Andie Pegel

Upcoming meeting: April 22, 2025

VI. ADJOURNMENT