

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
Regular Meeting Agenda
May 27, 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 15-2025

ANDY SANCHEZ

PEREIRA JOSE & GUEVARA MARIA ET ALS

ZB-11-24-29

23 Oakridge Road

Block 15804 Lot 10 CC Zone

APPROVED 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

Eligible to Vote: Frank Curcio, Michael DeJohn, Daniel Jurkovic, Arthur McQuaid, Stacy Ann Webb, Andie Pegel

Complete: December 19, 2024

Decided: April 22, 2025

RESOLUTION 16-2025
RICHARD & JENNA D'ELIO
32 Shadowy Lane
ZB-03-25-05

Complete: March 26, 2025
Decided: April 22, 2025

Block 7207 Lot 16 LR Zone

APPROVED BULK Variance for a two-story addition to an existing dwelling

Including Rear Yard Setback 60 feet required 29, 15.6 feet approved

And existing non-conforming lot depth and Front yard setback

Eligible to Vote: Frank Curcio, Michael DeJohn, Daniel Jurkovic, Arthur McQuaid, Stacy Ann Webb, Andie Pegel

II. NEW APPLICATIONS

CARTER STANLEY
ZB-03-05-06

606 Otterhole

Block 10808 Lot 22 LR Zone

SEEKING BULK Variance to build a ground floor addition with a deck above.

REQUESTING Rear yard setback where 60 feet is required, 37.48 feet exists, 38.19 proposed

Side yard setback 30 feet is required, 3.3 exists & proposed

Building coverage 10% permitted, 27% exists, 28% is proposed

III. DISCUSSION

IV. APPROVAL OF INVOICES

V. APPROVAL OF MINUTES

April 22, 2025

Eligible to Vote: Frank Curcio, Michael DeJohn, Daniel Jurkovic, Arthur McQuaid, Stacy Ann, Webb, Andie Pegel

Upcoming meeting: June 24, 2025

VI. ADJOURNMENT