

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Agenda  
August 23, 2022  
7:30 p.m.  
MAIN MEETING ROOM OF TOWN HALL  
• revised**

**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:* Linda Connolly, Russell Curving, Frank Curcio, Michael DeJohn, Daniel Jurkovic, Peter McGuinness  
*Chairman:* Arthur McQuaid  
*Alternates:* Matthew Conlon  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* Kenneth Ochab, Kenneth Ochab Assoc., LLC  
*Board Engineer:* Patrick D. McClellan, P.E., MCB Engineering

**Oath of office for Michael Hensley, Alternate #2 Citizen Member**

**I. MEMORIALIZATIONS**

**RESOLUTION 14-2022  
ZB 03-22-03  
IRE, LLC.  
11 White Road  
BLOCK 6902 LOT 17 CC Zone**

***Decided:*** **D1 Variance and Preliminary and Final Site Plan** to include the pre-existing non-conforming front yard, lot coverage and the rear yard setback of 37.7 feet for the 6400 sq foot expansion of an existing self-storage facility  
***Approved:*** July 26, 2022  
***Eligible to vote:*** Linda Connolly, Arthur McQuaid, Frank Curcio, Michael DeJohn, Daniel Jurkovic

**RESOLUTION 15-2022  
ROBERT EVANS  
ZB 04-22-05  
125 Greendale Drive  
Block 16808 Lot R4 Zone**

***Decided:*** **Bulk Variance approval** for rear yard setback where 50 feet is required and 20 feet is existing and distance to other buildings where 20 feet is required, 0 feet is existing for two existing sheds  
***Approved:*** July 26, 2022

**Eligible to vote:** Linda Connolly, Arthur McQuaid, Frank Curcio, Michael DeJohn, Daniel Jurkovic

## **II. NEW APPLICATIONS**

**ELENA & ERIC DYKSTRA**

**ZB 11-21-26**

871 East Lake Shore

BLOCK 4401 LOT 1 LR Zone

**SEEKING:**

**USE VARIANCE-** expansion of a pre-existing non-conforming use, adding package/bar liquor Accessory Use.

**BULK VARIANCE- ON SITE PARKING** where 23 are required, parking is non-delineated, 19 are proposed.

**BUFFER** – 35 ft is required and 0 ft are proposed

**OFF- STREET PARKING** where 23 spaces are required and 17 are proposed

**DISTANCE TO OTHER BUILDING** where 20 ft is required and 2 feet is proposed

**Complete: 01/10/2022**

**Extended Deadline: 11/28/2022**

**YAAKOV COHEN**

**C & B INVESTMENT GROUP LLC**

**ZB 05-22-06**

**9 & 11 MacDonald Dr.**

BLOCK 3512 LOT 4 R-1 Zone

**SEEKING:**

**VARIANCES** – For construction to add a second story addition to #11 MacDonald and approval for the existing non-conforming condition of two principal structures on one lot.

**Dwelling/lot-** where one is permitted, 2 are existing and 2 are proposed

**Side Yard Setback for the addition** where 30 ft is required and 24.9 ft is proposed

**Rear Yard Setback for the addition** where 50 ft is required 48.25 ft is existing and 31.7 ft is proposed

**Complete: 06/22/2022**

**Deadline: 10/20/2022**

**CHRISTOPHER LYNCH**

**ZB 02-22-01**

60 Old Lakeside Road

BLOCK 3406 LOT 14 R-1 Zone

**SEEKING:**

**BULK VARIANCE** – For a building addition to the front of the existing dwelling, a covered walkway between the dwelling and the existing garage and an expansion of the existing garage located in the front of the property.

**FRONT YARD** setback where 40 ft is required, 76 ft exists and 18 ft is proposed

**SIDE YARD** setback ( N ) where 30 ft is required, 11.8 ft exists and 10.25 is proposed

**BUILDING COVERAGE** where 10% is required, 16.81% exists and 29.01% is proposed

**Complete: 07/01/2022**

**Deadline: 10/31/2022**

**SUHAILA MALIK**

**ZB 06-22-09**

**3 Yearling Trail**

BLOCK 502 LOT 1 LR Zone

**SEEKING:**

**VARIANCE** – For placement of an 8 x 12 wood shed in the front yard where one is not permitted.

**Complete: 07/19/2022**

**Deadline: 11/16/2022**

**III. DISCUSSION**

November meeting date from November 22, 2022 to November 29, 2022

**IV. APPROVAL OF INVOICES**

**V. APPROVAL OF MINUTES**

July 26, 2022

**VI. COMMUNICATIONS**

Application ZB 06-22-08 withdrawal from Applicant Eric Coulson and request for unused escrow.

**VII. LITIGATION**

Grischuk vs Board of Adjustment Update (Ward ZBo8-19-16)

**VIII. ADJOURNMENT**

**Next Regular Meeting September 27, 2022 at 7:30 p.m.**