

**MINUTES**  
**Of the Township of West Milford**  
**PLANNING BOARD**  
**December 1, 2022**  
**Regular Meeting**

Chairman Garcia read the legal Notice

The Pledge of Allegiance was recited

**ROLL CALL**  
**7:06 PM**

**Present:** Steven Castronova, Linda Connolly, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Michael DeJohn, Chairman Garcia  
**Also Present:** Pamela Jordan, Secretary, Thomas Germinario, Ailson Kopsco, J. Caldwell Associates  
**Absent:** JoAnn Blom, Paul Ferriero  
**Late:** Mayor Dale

\*Michael DeJohn was asked to sit in for Mayor Dale.

**I. PUBLIC PORTION**

The public portion was opened by Chairman Garcia.

Charlene Staub, residing at 1640 Macopin Road came forward and stated cars are speeding past her house making it difficult to get out of her driveway. Ms. Staub indicated she had a petition with 39 signatures. Members of the Board volunteered to sign the petition. Chairman Garcia advised Ms. Staub the Town Council meeting would be a better place to bring the information, Councilwoman Erik agreed and stated she wanted the topic back on the Agenda. The council could make the change and determine Master Plan Consistency with the Master Plan.

Seeing no further members of the public, a **motion** was made by Council woman Erik to close the public portion, and **second** by Steven Castronova.  
**All in favor**

\*Mayor Dale arrived at 7:13 releasing Michael DeJohn

**II. APPLICATIONS**

**PB 07-22-06**  
**DALE JONES**  
20 Penmere Road  
Block 12304 Lot(s) (14, LR Zone) (4.01 R-4 Zone)  
**Minor Sub Division for Lot Line Adjustment**  
**Bulk Variance(s);**

- Minimum Lot area where 4 acres is required and 3.95 is proposed (Block 12304 Lot 4.01)
- Minimum Read Yard Setback where 125 feet is required and 35 is proposed (Block 12304 Lot 4.01)
- Maximum Impervious Coverage where 20 % is required and 45.72 % exists (Block 12304 Lot 14)
- Maximum Building Coverage where 2000 sq feet and 2150 sq feet exists (Block 12304 Lot 14)

Mr. James LaSala, with an office in Riverdale, came forward representing the Applicant.

- Mr. LaSala stated the neighborhood is older with little change over the past 50 years. The lots are typically small.

- There was a subdivision in 1994 that created the lot behind Ms. Jones lot.
- The subject parcel has been used by the Jones' for approximately 40 years and by the prior owners of the house.
- Mr. Redfern purchased the parcel behind Ms. Jones.
- Mr. & Mrs. Jones entered into an agreement with Mr. Redfern to purchase the parcel for \$12,000 and adjust the lot line.

Mr. LaSala referenced (as part of the submission for the Application) the subdivision plot from 1994 that shows the lots in the area, a survey as part of the lot line agreement *prepared by Pittenger & Keith* and the Deed that was recorded after the closing of the sale from Redfern to Dale.

Ms. Jones came forward and was sworn in by the Board Attorney.  
Ms. Jones stated

- She owned the house and property from 1987
- Has lived down the street from this home prior with her family.
- The previous owner, Mr. Redfern determined the lot line adjustment *as shown on the survey dated April 9, 2019*
- The line adjustment is described RR spike on the Survey
- No changes have been made to the property or dwelling

Mr. LaSala stated the he Variances requested are preexisting. If approved, there would be no harm to any neighbors. There would be a benefit to granting the approval allowing Ms. Dale to step out of the door on to her own property and the preexisting conditions of the property will correct the utilization of the property benefitting the public.

The Board Attorney stated there was a deed filed prior to these proceedings. There was a misunderstanding of the ordinance requirement by the Applicant. If this Application is approved, a corrected deed will be required to be filed and recorded.

The lot line has decreased the lot size of parcel 4.01 to 3.97 acres in a zone that requires 4 acres. The Board Attorney indicated if this Application (with variances) is granted there would not be a need for a separate application for an undersized lot for Mr. Redfern. Ms. Dale indicated there is an existing dwelling on this parcel.

The Application was opened to the public.

Seeing no one, a **motion** was made by Councilwoman Erik to close the public portion and **second** by Steven Castronova.  
**All in favor**

Mayor Dale made a **motion** to approve PB 07-22-06 and **second** by James Rogers.

**Yes:** Steven Castronova, Linda Connolly, Mayor Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Chairman Garcia

**No:**

**Abstain:**

### III. SUBCOMMITTEE REPORTS

**Ordinance Committee-** No report

**Master Plan Committee:**

Chairman Garcia stated the Master Plan Committee met earlier on this day with the Zoning Officer. The approval for the Master Plan funding has not been finalized.

### IV. ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

~ ORDINANCE 2022 - 50 ~

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC,  
STATE OF NEW JERSEY AMENDING SECTION 500-66 ACCESSORY  
BUILDINGS OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

AND ADDING A NEW SECTION 500-XX "OUTDOOR WOOD BURNING FURNACES" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

Mayor Dale made a **motion** finding Ordinance 2022-050 not to be inconsistent with the Master Plan, **second** by Daniel Kochakji

**RESOLUTION 2022 – 18**

**Decided: December 1, 2022**

**Approved: December 1, 2022**

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 2022-050 TO AMEND SECTION 500-66 ACCESSORY BUILDINGS ADDING A NEW SECTION 500-XX "OUTDOOR WOOD BURNING FURNACES" OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

**Yes:** Steven Castronova, Linda Connolly, Mayor Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Chairman Garcia

**No:**

**Abstain:**

~ **ORDINANCE 2022 – 53** ~

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CERTAIN PORTIONS OF CHAPTERS 420 "LAND USE PROCEDURES" AND 500 "ZONING" SECTION 500-90 FARM ANIMALS OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

Steven Castronova made a **motion** finding Ordinance 2022-053 not to be inconsistent with the Master Plan, **second** by Councilwoman Eric

**RESOLUTION 2022 – 19**

**Decided: December 1, 2022**

**Approved: December 1, 2022**

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 2022-053 TO AMEND AND SUPPLEMENT CERTAIN PORTIONS OF CHAPTERS 420 "LAND USE PROCEDURES" AND 500 "ZONING" SECTION 500-90 FARM ANIMALS OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

**Yes:** Steven Castronova, Linda Connolly, Mayor Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Chairman Garcia

**No:**

**Abstain:**

~ **ORDINANCE 2022 – 54** ~

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO AMENDING CHAPTER 500-ZONING SECTION 500-68 FENCES, WALLS AND SIGHT TRIANGLES OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

Steven Castronova made a **motion** finding Ordinance 2022-054 not to be inconsistent with the Master Plan, **second** by Linda Connolly

**RESOLUTION 2022 – 20**

**Decided: December 1, 2022**

**Approved: December 1, 2022**

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 2022-054 TO AMEND CHAPTER 500-ZONING SECTION 500-68 FENCES, WALLS AND SIGHT TRIANGLES OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

**Yes:** Steven Castronova, Linda Connolly, Mayor Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Chairman Garcia

**No:**

**Abstain:**

**V. PROFESSIONAL REPORTS**

**BOARD PLANNER REPORT No Report**

**BOARD ATTORNEY REPORT**

Planning Board Attorney, Thomas Germinario, announced he would not seek reappointment as the Planning Board Attorney.

**BOARD ENGINEER REPORT – No Report**

**INVOICES**

Geoffrey Syme made a **motion to approve professional invoices** second from Mayor Dale.

**All were in favor.**

**MINUTES**

Geoffrey Syme made a **motion** to approve revised October 27, 2022 meeting minutes **second** from James Rogers.

**All eligible were in favor.**

The next scheduled meeting is December 15, 2022

Councilwoman Erik made a **motion to adjourn** the meeting and **second** by Steven Castronova

**All were in favor.**

**Time: 7:57**

Respectfully submitted;



Pamela Jordan,  
Zoning Board Secretary  
Approved December 15, 2022