

**TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting Minutes  
September 26, 2023  
7:00 p.m.  
MAIN MEETING ROOM OF TOWN HALL**

The meeting was called to order at 7:04 PM

The Secretary read the legal notification.

The Pledge of Allegiance was recited

**ROLL CALL**

**7:09PM**

**Present:** Michael DeJohn Arthur McQuaid, Frank Curcio, Russell Curving, Peter McGuinness, Stacy-Ann Webb,  
**Also Present:** Pamela Jordan, Board Secretary, Stephen Glatt, Esq., Attorney, Patrick McClellan, Engineer  
**Absent:** Michael Hensley, Daniel Jurkovic, Daniel Goodsir Kenneth Ochab, Planner  
**Late:**

The Chairman greeted the Board and the public stating there was a 6 member Board, appointing Stacy-Ann Webb as a voting member.

The Board operates in accordance with the Open Meeting Act of the State of New Jersey, which means discussions and decisions are made in public. Under normal circumstances the Board follows a printed agenda that is posted on the township website and posted on the bulletin board in town hall. Meetings are advertised in the Herald News. There are no new applications after 10:00 pm and no new testimony after 10:30 pm. After the applicant speaks, anyone can speak for or against that application. Appeals of this Board go directly to the Superior Court of the State of New Jersey.

The Board Attorney greeted the Board and stated an email had been received from **Applicant Kiledjian**, ZB 04-23-08, 71 Fairview Ave requesting the matter be adjourned. He asked if there were any members of the public present for the Kiledjian matter listed on the Agenda for this meeting. No one came forward. If there are any persons interested in this matter they should attend the October 24, 2023 meeting.

**Motion to adjourn:** Arthur McQuaid

**Second:** Russell Curving

The Applicant is not required to re-notice

**Applicant Lenoir**, ZB 06-23-14 583 Snake Den Road has not noticed. Any party interested in This matter should attend the October 24, 2023.

**Motion to adjourn:** Peter McGuinness

**Second:** Arthur McQuaid

The Applicant notice the public and those on the 200 ft list.

**I. MEMORIALIZATIONS**

**RESOLUTION 15-2023**

**ZB 05-23-12**

**Joanna Grzywna**

**66 Circle Boulevard**

**Block 15502 Lot 26 Zone R-2**

**APPROVED Bulk Variance** for Front Yard Setback, Side Yard Setback and Lot coverage for an addition to the front of the existing dwelling to enlarge a bedroom, add a lift from the lower basement to the upper level and a new front porch and stairs.

**Motion:** Russell Curving

**Second:** Peter McGuinness

**Roll Call:** Michael DeJohn, Frank Curcio, Russell Curving, Peter McGuinness, Arthur McQuaid

**Complete:** July 7, 2023

**Decided:** August 22, 2023

**RESOLUTION 16-2023**

**ZB 05-23-09**

**Allison Hosford & Roger Knight**

**75 Otterhole Road**

**Block 12501 Lot 13 Zone R-4**

**Complete:** June 16, 2023

**Decided:** August 22, 2023

**Side Yard Setback**, 30' is required, 10.97 is proposed  
Building Coverage, 10% is permitted, 14.75% exists and 23.2% is proposed to build an attached garage addition with 2<sup>nd</sup> floor bonus room to an existing house.

Mr. Grycmacher stepped forward, was sworn in by the Board Attorney and stated; he resides at 16 Walker Avenue. He would like to build an attached garage to his home with a second story family room. The family room (bonus room) is accessed from a doorway inside of the house. The garage is proposed at 17' 10" x 28'. The lot is small. His parents live next door on the corner lot. The second story of the proposed garage is a family room with electric. No closets are proposed.

The Applicant stated he received a septic report from CSI Septic and will provide this report to the West Milford Health Department. Item #3 in the Department memorandum "septic may need to be upgraded" Board Engineer address the comment stating, the Health Department stated the proposed construction may be deemed major reconstruction. Substantial damage term is the relationship of the cost of the improvement vs. the market value of the house – The Engineer interprets this comment as a cautionary advisory note if the project falls within this category there could be other responsibilities.

Runoff should be directed away from the building, not directed at the neighbors as stated in the West Milford Engineers interoffice memorandum. The driveway is sloped down to the street.

The temporary canvas shelter ( to be removed upon garage completion ) currently houses a motorcycle.

Gutters will be installed.

There will be lights on both sides of the garage.

The Board Attorney explained, this Board makes a decision based on the zoning application and if the applicant has fulfilled the requirements for a variance. The Board of Health sends a report to the Board – if the Zoning Board approves the application based on zoning, requirements from the Board of Health must be satisfied.

The lot is undersized at 5910 feet where 20,000 feet is required in the zone. Lots on Walker Street do not conform to current zoning requirements. The garage is proposed in the best viable location on the lot without interfering with other systems. The septic system is located at the back portion of the property. Nearby homes are similar and this garage would conform to the neighborhood adding to the value and aesthetics of the area.

This Applicant understands a majority vote ( 4 of 6 ) is required for a favorable decision.

The Chairman opened the Application to the Public.

Seeing no one, Peter McGuinness **moved to close** the public portion.

**Second** by Arthur McQuaid.

All were in favor

Arthur McQuaid stated the lot is small. A garage is good idea. The garage would allow the temporary shelter to be removed.

**Motion:** Peter McGuinness to approve the bulk variance application to build an attached garage addition with a second story bonus room that is not a bedroom.

**Second:** Michael DeJohn

**Roll Call:** Michael DeJohn, Frank Curcio, Russell Curving, Peter McGuinness, Arthur McQuaid, Stacy-Ann Webb.

The Board Attorney explained the Resolution should be ready for memorialization at the next Board meeting and the 45 day appeal period after the approval has been advertised.

#### **IV. DISCUSSION**

There were no items for discussion.

#### **V. APPROVAL OF INVOICES**

**Motion:** Arthur McQuaid

**Second:** Peter McGuinness

**All were in favor**