



# Township of Pequannock

## ZONING BOARD of ADJUSTMENT

September 4, 2025 - 7:00 p.m.

### REGULAR MEETING

530 Newark-Pompton Turnpike, Pompton Plains, NJ 07444-1799

## AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE of MEETING – Chairman Hart

APPROVAL OF MINUTES – June 5, 2025

### RESOLUTIONS -

**Z25-02 Mehmedi** – Block 4205 Lot 10 also known as **6 Greenview Drive** in the R-15 zone. Requesting approval for a variance to construct a front porch. Front Yard Set Back - **Approved 6/5/25**

**Z25-05 Corbo** – Block 4306 Lot 4 also known as **21 Duncan Ave**; in the R-9 zone. Requesting approval for variances to install inground pool. Building Coverage, Side & Rear Yard Setbacks-**Approved 6/5/25**

### APPLICATIONS –

**Z25-07 Dellow** – Block 2504 Lot 13 also known as **10 Harmon Place** in the R-11 zone. Requesting approval for a variance to install deck in rear yard. Rear Yard Setback relief needed – *carried from August 7, 2025 meeting date*

**Z25-08 Gorga** – Block 1602 Lot 1 also known as **80 Forest Drive** in the R-15 zone. Requesting approval to remove existing shed & install a new shed (28'x20') and paver walkway. Front yard (secondary) and Impervious Coverage Relief needed

**Z25-09 Turner** - Block 2801 Lot 11 also known as **278 Jacksonville Road** in the R-87 zone. Requesting approval to install a swimming pool, hot tub & related patio. Impervious Lot Coverage relief needed.

**Z25-10 Vitetta** – Block 2501 Lot 23 also known as **19 Washburn Road** in the R-11 zone. Requesting approval to construct an attached garage and front porch addition. Front Yard Setback and Building Coverage Relief is needed.

*Agendas are subject to change*

**Z25-11 Miller** – Block 2207 Lot 1 also known as **27 Sunset Road** in the R-1 zone. Requesting approval to construct a 464sf addition. Front Yard Setback is required. (Property has 3 front yards)

**OLD BUSINESS** – none

**NEW BUSINESS**- none

### **BOARD MEMBER DISCUSSION**

**PUBLIC DISCUSSION** Public comment regarding Board matters except on pending applications,  
Three-minute limitation

### **EXECUTIVE (CLOSED) SESSION**

Professional Contracts 2026

### **ADJOURNMENT**

*Next Regular Zoning Board meeting is October 2, 2025 @ 7:00 pm*