



Township of Pequannock

ZONING BOARD of ADJUSTMENT

OCTOBER 2, 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 – September 4, 2025

RESOLUTIONS -

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 required. **Approved 9/4/25**

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 required. **Approved 9/4/25**

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. **Approved 9/4/25**

APPLICATIONS –

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 **Carried / continued from 9/4/25**

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. **Carried / continued from 9/4/25**

Z25-06 Gomes – Block 3101, Lot 17 also known as **19 Van Riper Ave** in the R-15 zone. Requesting approval to construct a covered porch and addition to home. Front Yard Setback relief is required.

OLD BUSINESS – none

Agendas are subject to change

OVER

NEW BUSINESS - none

BOARD MEMBER DISCUSSION -

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

EXECUTIVE (CLOSED) SESSION

60 Sunset Litigation

ADJOURNMENT

Next Regular Zoning Board meeting is November 7, 2025 @ 7:00 pm

Agendas are subject to change