



**Borough of  
New Milford**  
**Department of Public Works**

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VINCENT A. CAHILL, CPWM, CFM, CIS, CRP  
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August 4, 2021

Dean and Andriana Parlapanides  
618 McCarthy Drive  
New Milford, New Jersey 07646

Re: Permit Application block 1707 lot 20. revised

Dear Mr. and Mrs. Parlapanides,

This letter is to inform you that your application to construct a rear covered patio and front portico at the above address has been denied. The construction violates Borough codes 30-21.4 (c) (1) building coverage, 30-21.5 (c) (2) impervious coverage and 30-21.5 (a) (1) front yard setback, and any other that the Board may deem necessary.

You are requesting building coverage of 24.4%, or 2,63.5 square feet where 20% or 1,650 square feet is allowed. You are requesting impervious coverage of 42.7%, or 3,526 square feet where 40% or 3,300 square feet is allowed.

**30-21.4 Area Requirements.**

- c. Maximum Building and Impervious Coverage Requirements. Within the Residential A and Residential B Zones, maximum building coverage requirements shall be as follows:
1. Maximum building coverage: **20 percent**.
  2. Maximum total impervious coverage: **40 percent**

**30-21.5 Yards.**

a. *Front Yards.*

1. No new building shall be erected and no existing building shall be altered or reconstructed to project beyond the average setback line of the buildings situated within the same block and within two hundred (200') feet of either side lot line and measured in a direction parallel to the street on which the lot faces.

If you wish to schedule a meeting with the Zoning Board of Adjustment please contact Board Secretary, Maureen Oppelaar, at 201-967-5044 extension 5560.

Sincerely,

Vincent A Cahill, CPWM, CRP  
Zoning Officer