

**AMENDED  
TOWNSHIP OF WEST MILFORD  
ZONING BOARD OF ADJUSTMENT  
AGENDA**

February 24, 2009

7:30 p.m.

Main Meeting Room of Town Hall

**LEGAL**

*In accordance with Chapter 231, Public Laws of the State of New Jersey of 1975, adequate advance notice of this meeting was sent to the Herald News for publication, is posted on the Bulletin Board in the main corridor of Town Hall and is on file in the Township Clerk's Office. The Main Meeting Room is ADA accessible. Special needs can be accommodated by contacting the Zoning Board of Adjustment at (973) 728-2796.*

**PLEDGE**

**ROLL CALL**

<i>Regular Members:</i>	Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	James Olivo and Vivienne Erk
<i>Board Attorney:</i>	Stephen Glatt, Esq.
<i>Substitute Board Planner:</i>	Robert Kirkpatrick
<i>Board Engineer:</i>	Richard McFadden, P.E.

**MEMORIALIZATIONS**

**RESOLUTION NO. 1-2009**

**Board Attorney Contract**

**RESOLUTION NO. 2-2009**

**Board Planner**

**RESOLUTION NO. 3-2009**

**Escrow increases for Land Use Applications**

**RESOLUTION NO. 4-2009**

**No increase in application fees**

**NEW APPLICATIONS**

**ALAN EPSTEIN**  
**BULK VARIANCE #0830-0823**  
Block 1813; Lot 2  
15 Ardena Road, LR Zone

**Complete: January 16, 2009**  
**Deadline: May 16, 2009**

Bulk Variance relief requested for a rear yard setback where 60 feet is required, 36 feet exists and 30 feet is proposed for construction of an addition.

**YOUR HOME TEAM, LLC**  
**BULK VARIANCE #0830-0822**  
Block 2312; Lot 16  
Papscoe Road, LR Zone

**Complete: January 16, 2009**  
**Deadline: May 16, 2009**

Bulk Variance relief requested for minimum lot area where 20,000sf is required and 7500sf exists, minimum lot frontage where 120 feet is required and 75 feet exists, minimum lot width where 120 feet is required and 75 exists, minimum lot depth where 150 is required and 100 exists, minimum side yard setback where 30 feet is required and 16 and 31 feet exist, minimum rear yard setback where 60 feet is required and 20.3 feet exists, maximum building coverage where 10 % is required and 10.5 % exists for construction of a 2 bedroom, 2 story 28 X 28 dwelling.

**DISCUSSION**

**APPROVAL OF INVOICES-BOARD PROFESSIONALS**

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner, Robert Kirkpatrick, Substitute Planner.

**COMMUNICATIONS**

Distribution of the Guide to Zoning and Planning Boards

**LITIGATION**

Update from Attorney-Vincent Lanza

**APPROVAL OF MINUTES**

January 27, 2009 regular meeting

January 27, 2009 reorganization meeting

**ADJOURNMENT**

Next meeting March 24, 2009