

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

January 25, 2011

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**

*Regular Members:* Ada Erik, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini  
*Chairman:* Robert Brady  
*Alternates:* Russell Curving and Vivienne Erk  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Interim Board Engineer:* Robert C. Kirkpatrick  
*Board Engineer:* Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

**MEMORIALIZATIONS**

**GARY GALLUCCI**  
**RESOLUTION NO. 6-2011**  
**BULK VARIANCE ZB10-10-11**  
Bl 2701; Lot 18  
117 Lakeshore Drive, LR Zone

**Action:** Approval of Bulk Variance  
**Decided:** December 14, 2010  
**Eligible to Vote:** Frank Curcio, Arthur McQuaid, Gian Severini, Russell Curving, Vivienne Erk and Robert Brady

**LYNN STEWART**  
**RESOLUTION NO. 7-2011**  
**BULK VARIANCE #ZB11-10-12**  
Block 2605; Lot 17  
42 Point Breeze Dr, LR Zone

**Action:** Approval of Bulk Variance  
**Decided:** December 14, 2010

**Eligible to Vote:** Frank Curcio, Arthur McQuaid, Gian Severini, Russell Curving, Vivienne Erk and Robert Brady

**NEW APPLICATIONS**

**GAETANO T. RIDOLFO**  
**USE VARIANCE ZB-06-10-06**  
Bulk Variance ZB-06-10-06  
Block 3702; Lot 1  
20 Laurel Ave., R-2 Zone

**COMPLETE: 9/01/10**  
**DEADLINE: 12/30/10**  
**NEW DEADLINE: 2/29/11**

Use Variance and bulk variance relief request for lot area, required is 2 Acres with 1.08 acres existing; Lot depth required 225.0' with 206.6' feet existing, side yard setback required is 40 feet with 30 feet proposed front yard set back required is 75 feet with 30 feet proposed and such other variance relief as the Board deems necessary so as to permit the construction of a storage garage on a vacant lot in a residential zone.

The applicant requested a postponement at the September 28, 2010 meeting in order for his professionals to be in attendance.

The applicant had a deficiency with regard to the legal advertisement; application was carried from the October 26, 2010 meeting to the December 14, 2010 meeting, pending notice.

The applicant's daughter appeared on her father's behalf to request a 60 day extension and brought a request which was signed by the applicant.

**DISCUSSION**

**APPROVAL OF INVOICES-BOARD PROFESSIONALS**

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

**COMMUNICATIONS**

**LITIGATION**

None

**APPROVAL OF MINUTES**

December 14, 2010

**ADJOURNMENT**

**Next meeting February 22, 2011**