

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
AGENDA
October 27, 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>Board Planner:</i>	William H. Drew, P.P., AICP
<i>Board Engineer:</i>	Richard McFadden, P.E.

MEMORIALIZATIONS

LEANN & EDWARD DE ROBERTIS

RESOLUTION #20-2009

BULK VARIANCE #0930-0825

Block 14113; Lot 34; LR Zone
24 Cross Oak Lane

Action: Bulk variance relief approval for lot frontage where 120 feet is required, 50 feet exists and 50 feet is proposed, lot width where 120 feet is required, 104 feet exists and 104 feet is proposed and rear yard setback where 60 feet is required, 33.6 feet and 19.6 feet exists and 5.7 feet is proposed for the construction of 2 story addition in the rear of the dwelling.

Decided: September 22, 2009

Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini and Robert Brady

DISCUSSION

PATRICIA NICHOLSON
MINOR SITE PLAN #0820-0313
BULK VARIANCE #0830-0799
Block 15803; 4
4 Oak Ridge Road, CC Zone

Discussion regarding Passaic County standards and requirements.

CARRIED APPLICATIONS

HECTOR ROJAS
USE VARIANCE, #0840-0818
Block 11102; Lot 6.03
850 Westbrook Road, R-4 Zone

Complete: July 10, 2009
Deadline: November 7, 2009
Extension: December 7, 2009

The Board voted to carry the application at the request of the applicant for additional information.

Use variance requested to convert a former storage building into a 2-bedroom apartment.

SPRINT PCS IDEN UPGRADES
INTERPRETATION # ZB08-09-07
BLOCK 14501; LOT 14 (Blakely Lane)
BLOCK 16901; LOT 2 (3520 Rt 23 N)
BLOCK 11401; LOT 8.05 (Larsen Road)

Complete: August 20, 2009
Deadline: Dec. 18, 2009

The Board voted to carry the application at the request of the applicant for additional information.

Interpretation of the relevant portions of the West Milford Land Development Ordinance pursuant to NJS 40:55D-70b and determination that amended site plan approval is not required for the minor improvements they are seeking and a site plan waiver under section 470-4e of the LDO should be granted.

NEW APPLICATIONS

WALTER R. WILHELM
BULK VARIANCE #ZB08-09-06
BL. 16302; Lot 8
7 Cooper Rd. CC Zone

Complete: October 2, 2009
Deadline: January 30, 2010

Bulk variance requested for a 5 foot fence where 3 feet is allowed.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

The New Jersey Planner, Summer, 2009 and September/October, 2009.

LITIGATION

none

APPROVAL OF MINUTES

September 22, 2009

ADJOURNMENT

Next meeting November 24, 2009