

**Township of West Milford
Zoning Board of Adjustment
Agenda
October 28, 2008
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, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini
Chairman: Robert Brady
Alternates: Barry Wieser, Frank Curcio
Board Attorney: Stephen Glatt, Esq.
Board Planner: William H. Drew, P.P., AICP
Township Engineer: Richard McFadden, P.E.

**PETER ESPOSITO D/B/A
MOUNTAIN LAKES CARWASH
RESOLUTION 19-2008
APPEAL #0880-0811**

Block 6701; Lot 12; CC Zone
1946 Union Valley Road

Action: In favor of the Applicant's appeal of Zoning Officer's decision regarding erection of mobile carports.

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry P. Wieser, Robert Brady

1952 UNION VALLEY ROAD
RESOLUTION 21-2008
Use Variance #0540-0698
Preliminary & Final Site Plan No. 0420-0167AB
Bulk Variance #0430-0647
***De Minimis* Exception**
Block 3601; Lots 1 & 3
1952 Union Valley Road; CC Zone

Action: Dismissed application without prejudice.

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry P. Wieser, Robert Brady

KENNETH KLOSZ
RESOLUTION 22-2008
BULK VARIANCE #0830-0806
Block 9711; Lot 8, R-1 Zone
84 Bergen Drive

Action: Approval of a bulk variance for an addition to a single family home.

Decided: August 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Barry Wieser, Frank Curcio

CHARLES AIKEY
RESOLUTION 23-2008
FINAL SUBDIVISION #0810-1950D (section II)
Block 9501; Lot 19.02
144 Wesley Drive; R-3 Zone

Action: Approval of final subdivision application.

Decided: August 22, 2008

Eligible To Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Robert Brady

ANDREW MALKO
RESOLUTION NO 24-2008
BULK VARIANCE #0830-0813

Block 206; Lot 1
1866 Clinton Road, R-1 Zone

Action: Approval of a bulk variance for a fence, six feet in height since it is a corner lot, applicant has two front yards.

Decided: August 22, 2008

Eligible To Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Robert Brady

MICHELLE SCHLETTE-HARDING
RESOLUTION NO. 26-2008
Bulk Variance #0830-0797

Block 6101; Lot 21 R1 zone
1 George Street

Action: Approval of a Bulk Variance for a side yard setback for the construction of an addition.

Decided: September 23, 2008

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

PATRICIA NICHOLSON
RESOLUTION #27-20008
INTERPRETATION #0870-0814

Block 15803; Lot 4
4 Oak Ridge Road, CC Zone

Action: The Board accepted the applicant's interpretation of the the zoning ordinance Section 500-26 permitted uses pre-existing Township Zoning Ordinance.

Decided: September 23, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Robert Brady

JIM & PATRICIA GOBLE
RESOLUTION NO. 27-2008
Bulk Variance #0830-0805
 Block 14113, Lot 47, LR Zone
 Apple Lane

Action: Approval for Bulk variance relief for side yard setback where 30 feet is required, and 27.3 feet and 28.7 feet is proposed, to permit the construction of a single family home.

Decided: September 23, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Robert Brady

CARRIED APPLICATIONS

ROCCO AND ROSANNE RICCARDI

Bulk Variance #0530-0719

Block 3401; Lots 23 and 24
 Lakeside Road; R-2 Zone

Complete: 5/13/08
 Deadline: 9/10/08
 Extension: 10/31/08

Bulk variance relief requested for the following:

	Required	Existing	Proposed
Lot depth	225'	218.91/197.59	218.91/197.59
Rear yard	75'	--	65'
Lot 23 & 24 must be	combined to meet	minimum lot size	
Front yard	75'	--	55'

Also any other variance relief as the Board deems necessary, so as to permit the construction of a single family home. Applicant's engineer submitted new plans.

At the July 22, 2008 meeting, the applicant signed a time extension through October 31, 2008. At the June 24, 2008 meeting, there were six Board Members present; they were Ada Erik, Francis Hannan, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady.

KURT GARDENIER

BULK VARIANCE #0830-0802

Block 6204; Lot 16, R-1 Zone
 83 McKinley Place

Complete: 7/31/08
 Deadline: 11/28/08
 Extension: 1/27/09

Bulk variance relief requested for a side yard setback where 26.8 ft. is existing and 6.8 ft. is proposed; building coverage where 13.6% is existing and 16.8% is proposed; distance between buildings where 20 ft. is required and 15.6 ft. is

proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage. The Board carried the application because information regarding an easement was required.

There was testimony taken at the August 26, 2008 meeting. The Board Members present were Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady.

There was testimony taken at the September 23 meeting, members present were Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady (Gian Severini was at this meeting but not 8/26/08)

NEW APPLICATIONS

THOMAS HORSURGH

Bulk Variance # 0830-0809

Block 13703, Lot 3, LR Zone
21 Navajo Trail

Complete: 8/25/08

Deadline: 12/23/08

Bulk Variance requested for a side yard setback, 30' required 17.6 existing and 5.6' proposed, rear yard setback 60' required 53.1' existing and 53.0' is proposed and building coverage where the maximum permitted is 10%, 16.7% is existing and 20.1% is proposed, also minimum distance between principle and accessory structure 15' required, 13.2' existing and 11.3' proposed and such other variance relief as the Board deems necessary, so as to permit the construction of an addition to a single family home.

SCOTT LEONESCU

USE VARIANCE # 0840-0789A

Block 15401; Lot 51
187 LaRue Road, R4 zone

Complete: 9/3/08

Deadline: 1/2/09

Use variance relief requested for expansion of a pre-existing, non-conforming use for an alternative use to the building if the funeral home should vacate the premises. The alternate use is proposed to be professional office space, and such other variance relief, as the Board deems necessary to allow the alternate use.

JACQUELYN COSGROVE

BULK VARIANCE # 0830-0815

Block 7508; Lot 26
19 Keel Road, LR Zone

Complete: 9/24/08

Deadline: 1/22/09

Section 500-68.B, fence height, front yard required height 4 feet proposed 6 feet and such other variance relief as the Board deems necessary, so as to permit the construction of a fence on the property.

REQUEST FOR CHANGES IN CONDITIONS

NEIL OTTENS
RESOLUTION NO. 26-2007
Use Variance #0640-0759
Block 1907; Lot 1
7 Parlin Court; LR Zone

Changes in conditions of Resolution 26-2007

The applicant would like to revisit the condition regarding the deed restrictions.

Approval of Invoices-Board Professionals

Review and approval of invoices for Stephen Glatt, Board Attorney and William H. Drew, P.P., AICP, Board Planner.

Discussion of budget litigation

Discussion regarding the Planning Office Checklists

Review of current checklists with regard to possible additions and/or changes.

Approval of Minutes September 23, 2008

Communications NJ Planner

Adjournment Next meeting November 25, 2008