

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

MEMORIALIZATIONS

**LEANN & ED DE ROBERTIS
RESOLUTION #20-2009
BULK VARIANCE #0930-0825
Block 14113; Lot 34; LR Zone
24 Cross Oak Lane**

<i>Action:</i>	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.
<i>Decided:</i>	September 22, 2009
<i>Eligible to vote:</i>	Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini and Robert Brady

HECTOR ROJAS
RESOLUTION NO. 21-2009
USE VARIANCE, #0840-0818
Block 11102; Lot 6.03
850 Westbrook Road, R-4 Zone

Action: Use variance requested to convert a former storage building into a 2-bedroom apartment.
Decided: October 27, 2009
Eligible to Vote: Ada Erik, Francis Hannan, Frank Curcio, Arthur McQuaid, Gian Severini, Robert Brady

SPRINT PCS IDEN UPGRADES
RESOLUTION NO. 22-2009
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)

Action: The Board accepted the applicant's 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.
Decided: October 27, 2009
Eligible to Vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, Robert Brady

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

Action: Bulk variance requested for a 5 foot fence where 3 feet is allowed.
Decided: October 27, 2009
Eligible to Vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, Robert Brady

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, November 2009

LITIGATION

none

APPROVAL OF MINUTES

October 27, 2009

ADJOURNMENT

Next meeting December 15, 2009

BOA\Agendas\2009\Agenda Nov 24, 2009