

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

December 14, 2010

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, 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

**MEMORIALIZATIONS**

**PATRICIA A. DECKER**  
**RESOLUTION NO. 13-2010**  
**BULK VAR ZB01-10-02**  
Block 7521; Lot 9  
16 Meadow Road; LR Zone

*Action:* Bulk variance approved for a front yard set back where 40 feet is required, 32.2 feet exists and 27.4 feet is proposed. Maximum building coverage where 10% is allowed, 8.6% is existing and 13.9% is proposed and such other variance relief as the Board deems necessary so as to permit the construction of an 823 square foot addition.

*Decided:* November 23, 2010

*Eligible to vote:* Francis Hannan, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini, Vivienne Erk, Robert Brady

**NEW APPLICATIONS**

**GAETANO T. RIDOLFO**  
**USE VARIANCE ZB-06-10-06**  
Bulk Variance ZB-06-10-06

**COMPLETE: 9/01/10**  
**DEADLINE: 12/30/10**

Block 3702; Lot 1  
20 Laurel Ave., R-2 Zone

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.

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.

**GARY GALLUCCI**  
**BULK VARIANCE ZB10-10-11**  
Bl 2701; Lot 18  
117 Lakeshore Drive, LR Zone

**COMPLETE: 11/22/10**  
**DEADLINE: 03/22/10**

Bulk variance relief requested for rear yard setback where 60 feet is required, 1.6' exists and 8.8' was previously approved and constructed. Side yard set back where 30 feet is required, 2.5' existed and 3.0 feet was previously approved, 0 feet constructed, building coverage where maximum is 10%, 14.94% was existing 20.41% was previously approved and 21.81% was constructed. This application was originally approved with an open outside staircase and it was constructed covered, reducing the setback to 0.

**LYNN STEWART**  
**BULK VARIANCE #ZB11-10-12**  
Block 2605; Lot 17  
42 Point Breeze Dr, LR Zone

**COMPLETE: 11/22/10**  
**DEADLINE: 03/22/10**

Bulk variance relief requested for a front yard set back where 40 feet is required 11.5 feet exists and 0.5 feet is proposed and maximum building coverage where 10% is allowed and 11.7% is proposed and such variance relief that the Board deems necessary, so as to permit the construction of a car port and front deck extension.

**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**

November 23, 2010

**ADJOURNMENT**

**Next meeting January 25, 2011**

**Reorganization meeting commencing at 7:00 p.m.**

**Regular meeting 7:30 p.m.**