

**Township of West Milford
Zoning Board of Adjustment
Agenda
December 16, 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, Arthur McQuaid, Gian Severini, Vacancy
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.

ROCCO AND ROSANNE RICCARDI

RESOLUTION NO. 29-2008

Bulk Variance #0530-0719

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

Action: Approval of bulk variance, however due to lack of testimony on the applicant's part and lack of Engineering testimony, the application was voted on in the negative.

Decided: October 28, 2008

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

KURT GARDENIER
RESOLUTION NO. 30-2008
BULK VARIANCE #0830-0802

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

Action: Approval of Bulk Variance for side yard, rear yard, building coverage and minimum distance between buildings.

Decided: October 28, 2008

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

THOMAS HORSBURGH
RESOLUTION NO. 31-2008
Bulk Variance # 0830-0809

Block 13703, Lot 3, LR Zone
21 Navajo Trail

Action: Approval of Bulk Variance for side yard, rear yard, building coverage, minimum distance between buildings

Decided: October 28, 2008

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

SCOTT LEONESCU
RESOLUTION NO. 32-2008
USE VARIANCE # 0840-0789A

Block 15401; Lot 51
187 LaRue Road, R4 Zone

Action: Approval for 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 use is proposed to be professional office space.

Decided: October 28, 2008

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

JACQUELYN COSGROVE
RESOLUTION NO. 33-2008
BULK VARIANCE # 0830-0815

Block 7508; Lot 26
19 Keel Road, LR Zone

Action: Approval for a variance under Section 500-68.B, fence height, front yard required height 4 feet proposed 6 feet.

Decided: November 25, 2008

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

NEIL OTTENS
RESOLUTION NO. 34-2008
Use Variance #0640-0759

Block 1907; Lot 1
7 Parlin Court; LR Zone

Action: Denial of applicant's request to change conditions of Resolution No. 26-2007.

Decided: November 25, 2008

Eligible to vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Gian Severini, Barry Wieser, Frank Curcio, Robert Brady

DAVID J. MULLIGAN
RESOLUTION NO. 35-2008
BULK VARIANCE #0830-0819

Block 3604; Lot 1
31-33 Ringwood Lane, LC Zone

Action: Approval for a variance for a side yard setback

Decided: November 25, 2008

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

JACK LEVKOVITZ
RESOLUTION NO. 36-2008
USE VARIANCE #0840-0820

Block 4701; Lot 61
750 Westbrook Road, R-4 Zone

Action: The applicant was denied waivers for completeness items with regard to a use variance for height, for installation of a turbine windmill.

Decided: November 25, 2008

Eligible to vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Frank Curcio, Robert Brady

Approval of Invoices-Board Professionals

Review and approval of invoices for Stephen Glatt, Board Attorney

Discussion Email Policy

Litigation

Update from Attorney

Approval of Minutes

November 25, 2008

Communications

- Letter from Board Attorney requesting reappointment for 2009
- Copy of letter to previous Board Member, William Lynch, thanking him for his dedicated service to the Board

Adjournment

Next meeting

January 27, 2009