

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

March 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

Regular Members: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio,
Arthur McQuaid, Gian Severini
Chairman: Robert Brady
Alternates: James Olivo and Vivienne Erk
Board Attorney: Stephen Glatt, Esq.
Substitute Board Planner: Robert Kirkpatrick
Board Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

RESOLUTION NO. 5-2009

ALAN EPSTEIN

BULK VARIANCE #0830-0823

Block 1813; Lot 2

15 Ardena Road, LR Zone

ACTION: Approval of bulk variance for a rear yard setback, 60 feet is required, 36 feet exists and 30 feet is proposed for construction of an addition.

DECIDED: February 24, 2009

ELIGIBLE TO VOTE: Ada Erik, Frances Hannan, Barry Wieser, Frank Curcio, Gian Severini, James Olivo, Robert Brady

YOUR HOME TEAM, LLC
BULK VARIANCE #0830-0822
Block 2312; Lot 16
Papscoe Road, LR Zone

Complete: January 16, 2009
Deadline: May 16, 2009
Extension: June 30, 2009

Bulk Variance relief requested for minimum lot area where 20,000sf is required and 7500sf exists, minimum lot frontage where 120 feet is required and 75 feet exists, minimum lot width where 120 feet is required and 75 exists, minimum lot depth where 150 is required and 100 exists, minimum side yard setback where 30 feet is required and 16 and 31 feet exist, minimum rear yard setback where 60 feet is required and 20.3 feet exists, maximum building coverage where 10 % is required and 10.5 % exists for construction of a 2 bedroom, 2 story 28 X 28 dwelling.

This was presented at the meeting of February 24, 2009, there were exhibits introduced into evidence and marked A-1 through A-5. It was carried to March 24, 2009 for the applicant to follow up on the possibility of purchasing adjacent property and for the applicant and the attorney representing surrounding property owners to discuss the fair market price and/or to have appraisals of the property. The applicant signed a time extension through June 30, 2009.

NEW APPLICATIONS

CLAUDINE CHIARMONTE & KAREN KEMP
BULK VARIANCE NO. 0930-0824
Block 10808; Lot 13
22 Seymour Drive, LR Zone

Complete: February 12, 2009
Deadline: June 12, 2009

Bulk variance relief for a front yard setback where 40 feet is required, 39.2 feet is existing and 35 feet is proposed and a rear yard setback where 60 feet is required 33.67 feet is existing and 31.67 feet is proposed for the construction of a portico and a second floor addition.

DISCUSSION

Discuss whether or not there is a need for an amendment of the by-laws specifically adding an Engineer or if Paragraph 4 suffices for this purpose.

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

LITIGATION

Update from Attorney-Vincent Lanza

APPROVAL OF MINUTES

January 27, 2009 regular meeting
January 27, 2009 reorganization meeting
February 24, 2009 regular meeting

ADJOURNMENT

Next meeting April 28, 2009