

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

April 28, 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>Substitute Board Planner:</i>	Robert C. Kirkpatrick
<i>Board Engineer:</i>	Richard McFadden, P.E.

MEMORIALIZATIONS

RESOLUTION NO. 6-2009

Appointment of Robert Kirkpatrick as Substitute Planner

APPLICATIONS CARRIED FROM PREVIOUS MEETING

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.

There was additional testimony given at the March 24, 2009 meeting an appraisal was introduced into evidence on behalf of the neighboring property owners by Mr. Somers, the attorney for the same property owners.

NEW APPLICATIONS

CLAUDINE CHIARMONTE & KAREN KEMP Complete: **February 12, 2009**
BULK VARIANCE NO. 0930-0824 Deadline: **June 12, 2009**
Block 10808; Lot 13
22 Seymour Drive, LR Zone

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.

PATRICIA NICHOLSON Complete: **April 6, 2009**
MINOR SITE PLAN #0820-0313 Deadline: **August 4 2009**
BULK VARIANCE #0830-0799
Block 15803; 4
4 Oak Ridge Road, CC Zone

Bulk Variance relief and Minor Site Plan approval for reconfiguration of the parking lot for existing spaces for the reoccupation of residential/commercial space.

DISCUSSION

Draft Annual Report prepared by the Board Planner

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

NJ Planner March/April, 2009

LITIGATION

Copy of the Final Judgment regarding Vincent Lanza

APPROVAL OF MINUTES

March 24, 2009

ADJOURNMENT

Next meeting May 26, 2009