

**Township of West Milford  
Zoning Board of Adjustment  
Agenda**

May 27, 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, William Lynch, Arthur McQuaid, Gian Severini  
*Chairman:* Robert Brady  
*Alternates:* Barry Wieser, Frank Curcio  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* Vacant  
*Township Engineer:* Richard McFadden, P.E.

**MEMORIALIZATIONS**

**RESOLUTION NO. 8-2008**

**ANNUAL REPORT**

*Action:* Approval of the 2007 Annual Report  
*Decided:* April 22, 2008  
*Eligible to Vote:* Ada Erik, Frank Hannan, Daniel Jurkovic, Arthur McQuaid, Barry P. Wieser, Frank Curcio, Robert Brady

**RESOLUTION NO. 9-2008**

**CHARLES AIKEY**

**FINAL SUBDIVISION 0410-1950C**

Block 9501; Lot 19.02, R-3 zone  
144 Wesley Drive

*Action:* Granted time extension for one year.  
*Decided:* April 22, 2008  
*Eligible to vote:* Ada Erik, Frank Hannan, Daniel Jurkovic, Arthur McQuaid, Barry P. Wieser, Frank Curcio, Robert Brady

**RESOLUTION NO. 10-2008**  
**VINCENT LANZA**  
**INTERPRETATION #0870-0803**

Block 9501; Lot 12; R-3 Zone  
1383 Macopin Road

*Action:* Denied the applicant's interpretation of The Historic Preservation Ordinance, Chapter 500, Section 147

*Decided:* April 22, 2008

*Eligible to Vote:* Ada Erik, Frank Hannan, Daniel Jurkovic, Arthur McQuaid, Barry P. Wieser, Frank Curcio, Robert Brady

**CARRIED APPLICATIONS**

**SCOTT LEONESCU**  
**Use Variance #0740-0789**

187 LaRue Road  
BLOCK 15401; LOT 51; R4 ZONE

Complete: 12/9/07

Deadline: 4/5/08

Extension: 8/4/08

Request for a bifurcated Use variance to add office space and residential space above existing funeral parlor.

There was testimony taken at the January 22, 2008 meeting. There were 7 regular members and both alternates were present. The matter was carried to the April 22, 2008 meeting and applicant was to submit a revised application.

The matter was carried to the May 27<sup>th</sup> meeting and the applicant submitted a revised application.

**RUSSELL CURVING**  
**Bulk Variance #0830-0798**

Block 9001; Lot 17  
1494 Macopin Road, R2 Zone

Complete: 4/7/08

Deadline: 8/5/08

Bulk variance relief requested for variances from the Township Zoning Ordinance Chapter, 500, Section 12A for an accessory structure in a front yard, and proposed setback to the side lot line of 11 feet when 30 feet is required, and for the accessory structure to be 1,862 square feet when a maximum 1,500 square feet is permitted.

The applicant appeared without his professional on April 22, 2008 and after some discussion requested to carry the application to the May 27, 2008 meeting. There are new plans that were submitted on May 14, 2008.

## **NEW APPLICATIONS**

**ILAN WAISBROD**  
**Bulk Variance #0730-0794**

Block 11101; Lot 29, R-4  
450 Snake Den Rd.

Complete: 4/18/08  
Deadline: 8/16/08

Bulk Variance relief requested for Township Zoning Ordinance Chapter 500, Section 12A, front yard setback, required is 125 feet and 79.1 feet is proposed and side yard setback, required is 50 feet and proposed is 24.5 feet, and such other variance relief as the Board deems necessary, so as to permit the construction of an addition.

**SCOTT R. FLAMMER**  
**Bulk Variance #0730-0796**

Block 5611; Lot 4, LR Zone  
99 Center Street

Bulk variance relief requested for maximum building coverage with an accessory building where the maximum permitted is 3% and 4.5% is proposed and for construction of an accessory building in a front yard and such other variance relief as the Board deems necessary, so as to permit this construction.

**GARY GALLUCCI**  
**Bulk Variance #0830-0800**

Block 2701; Lot 18  
117 Lakeshore Drive, LR Zone

Bulk Variance relief requested for requested for principal building coverage where the maximum permitted is 10%, 14.9% is existing and 20.41% is proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of single family home.

**VINCENT LANZA**  
**(LOOKOVER DRIVE)**

Bulk Variance #0530-0717  
Block 206; Lot 14.02

**Resolution 21-2006 Bulk Variance Approval**  
**Resolution 22-2006 with *Di Minimis* exception**

Request to amend Condition #2Aof Resolution 21-2006.

**Approval of Minutes**  
April 22, 2008

## **Communications**

Orange & Rockland Utilities, Inc.  
Residential Site Improvement Standards  
New Jersey Administrative Code, Title 5, Chapter 21

## **Adjournment**

Next meeting June 24, 2008

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