

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

June 24, 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

<i>Regular Members:</i>	Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Barry Wieser, Frank Curcio
<i>Board Attorney:</i>	Stephen Glatt, Esq.
<i>Board Planner:</i>	William H. Drew, P.P., AICP
<i>Township Engineer:</i>	Richard McFadden, P.E.

MEMORIALIZATIONS

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

RESOLUTION NO. 12-2008

SCOTT LEONESCU

Use Variance #0740-0789

187 LaRue Road

Block 15401; Lot 51; R4 Zone

Action: Dismissed without prejudice, neither the applicant nor his
agent were present for the meeting.

Decided: May 27, 2008

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

RESOLUTION NO. 13-2008

RUSSELL CURVING

Bulk Variance #0830-0798

Block 9001; Lot 17

1494 Macopin Road, R2 Zone

Action: Approval of bulk variances for the construction of a
detached garage and also, the construction of a
breezeway that will connect the existing garage with
the house.

Decided: May 27, 2008

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

RESOLUTION NO. 14-2008

ILAN WAISBROD

Bulk Variance #0730-0794

Block 11101; Lot 29, R-4

450 Snake Den Rd.

Action: Approval for the greenhouse that was built without permits,
conditional upon building of a breezeway to connect to the
main structure of the property, and any building permits,
approvals that may be required.

Decided: May 27, 2008

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

RESOLUTION NO. 15-2008

SCOTT R. FLAMMER

Bulk Variance #0730-0796

Block 5611; Lot 4, LR Zone

99 Center Street

Action: Approval of bulk variance for construction of a detached prefab garage.
Decided: May 27, 2008
Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Gian Severini, Barry Wieser, Frank Curcio, Robert Brady

CARRIED APPLICATIONS

EXXON ON THE RUN

Use Variance #0640-0764

Preliminary & Final Site Plan #0620-0274

Variance #0630-0275

Block 15505; Lot 1
2899 State Highway 23

Carried from: 4/22/08 meeting

Complete: 8/15/07

Deadline: 12/13/07

Extension: 9/10/08

Request for Use Variance, Bulk Variance and Preliminary and Final Site Plan. Use Variance relief requested for a service station with convenience store, Section 18-10.6 C. Fuel pump, setback where 50 feet is required and 41.42 and 42.4 is proposed, Impervious Coverage where the maximum permitted is 35% and 49.8% is proposed, for Building Coverage where the maximum permitted is 10% and 13% is proposed, and a canopy roof where a pitched roof is required and a flat roof is proposed.

Bulk Variance Section 18-4.4, relief requested for Building Setback where 50 feet is required and 36.04 is proposed, Canopy where 50 feet is required and 28.92 & 29.03 is proposed and Section 18-14.4B free standing sign setback 10 feet required and 5 feet is proposed and such other variance relief as the Board deems necessary, so as to permit this structure, in conjunction with preliminary and final site plan.

This application was carried from the October 23, 2007 regular meeting. There were 7 regular members present to hear testimony. They were Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady. Since this meeting Ada Erik and Frank Curcio have listened to the testimony, their statements are in our file. Exhibits from previous meeting are A-1 through A-4.

At the November 27, 2007 meeting the applicant's attorney signed an extension for 90 days.

At the January 22, 2008 meeting the applicant's attorney signed an extension for 60 days to have the application heard at the March 25, 2008 meeting.

At the March 25, 2008 meeting the applicant's attorney and Engineer presented new testimony after the new plans were received. The new exhibits were marked A-5 through A-8. There was an extension signed for 30 days.

At the April 22, 2008 meeting, applicant's attorney signed another 60 day extension to have the application heard on June 24, 2008.

VINCENT LANZA (LOOKOVER)

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

NEW APPLICATIONS

GARY GALLUCCI

Complete: 5/5/08

Bulk Variance #0830-0800

Deadline: 9/2/08

Block 2701; Lot 18

117 Lakeshore Drive, LR Zone

Bulk Variance relief 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.

ROCCO AND ROSANNE RICCARDI

Complete: 5/13/08

Bulk Variance #0530-0719

Deadline: 9/10/08

Block 3401; Lots 23 and 24

Lakeside Road; R-2 Zone

Bulk variance relief requested for the following:

	Required	Existing	Proposed
Lot depth	225'	218.91/197.59	218.91/197.59
Rear yard	75'	--	65'
Lot 23 & 24 must be	combined to meet	minimum lot size	
Front yard	75'	--	55'

Also any other variance relief as the Board deems necessary, so as to permit the construction of a single family home.

CHARLES AIKEY

Complete: 6/17/08

Final Subdivision #0810-1950D (section II)

Deadline: 10/15/08

Block 9501; Lot 19.02

144 Wesley Drive; R-3 Zone

Requesting final approval for final subdivision Section II.

Approval of Minutes

May 27, 2008

Amendments of By-laws

Communications

May/June New Jersey Planner

Adjournment

Next meeting July 22, 2008

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