

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

July 22, 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 Section I**

Block 9501; Lot 19.02, R-3 zone

144 Wesley Drive

<i>Action:</i>	Granted time extension for one year.
<i>Decided:</i>	April 22, 2008
<i>Eligible to vote:</i>	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. 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 garage.  
*Decided:* May 27, 2008  
*Eligible to Vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, Gian Severini, Barry Wieser, Frank Curcio, Robert Brady

**RESOLUTION NO. 17-2008**

Contract for Zoning Board of Adjustment Planner.

**AMENDED RESOLUTIONS**

**RESOLUTION NO. 16-2008**

**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**

*Action:* Approval of requested amendment to Condition #2A of Resolution 21-2006-which states that a quitclaim deed needs to be filed after the vacation of the easement, whereby the Board agreed to remove this condition from the Resolution.

*Decided:* June 24, 2008

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

**APPLICATION CARRIED FROM PREVIOUS MEETING**

**GARY GALLUCCI**

**Bulk Variance #0830-0800**

Block 2701; Lot 18

117 Lakeshore Drive, LR Zone

Complete: 5/5/08

Deadline: 9/2/08

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.

This application was carried from the June 24, 2008 regular meeting. The attorney asked the applicant to re-notice, to clarify the variances he was seeking. There was a six member Board for the meeting, members present were Ada Erik, Francis Hannan, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady.

**APPEAL**

**PETER ESPOSITO D/B/A**

**MOUNTAIN LAKES CARWASH**

**APPEAL #0880-0811**

Block 6701; Lot 12; CC Zone

1946 Union Valley Road

Complete: 6/9/08

Deadline: 10/7/08

Appeal of Zoning Officer's decision regarding erection of mobile carports in violation of the Township Zoning Ordinance.

**NEW APPLICATIONS**

**MICHELLE SCHLETTE-HARDING**  
**Bulk Variance #0830-0797**  
Block 6101; Lot 21 R1 zone  
1 George Street

Complete: 6/16/08  
Deadline: 10/14/08

Bulk variance relief requested for a side yard setback where 30 feet is required, 39.2 exists and 12.2 is proposed and such other variance relief as the Board deems necessary, so as to permit the construction of an addition.

**ANTHONY ESOLA**  
**Bulk Variance #0830-0808**  
Block 17201; Lot 5; R-4 Zone  
109 Cherry Ridge Road

Complete: 6/19/08  
Deadline: 10/17/08

Bulk variance relief requested for a front yard setback where 125 feet is required, 153.4 feet is existing and 116 feet is proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of an addition.

**KENNETH KLOSZ**  
**Bulk Variance #0830-0806**  
Block 9711; Lot 8; R-1 Zone  
84 Bergen Drive

Complete: 6/27/08  
Deadline: 10/25/08

Bulk variance relief requested for a side yard setback where 25 feet is required, 27.5 feet is existing and 13.5 feet is proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of an addition.

**APPLICATIONS BEING DISMISSED**

**1952 UNION VALLEY ROAD**  
**Use Variance #0540-0698**  
**Preliminary & Final Site Plan No. 0420-0167AB**  
**Bulk Variance #0430-0647**  
***De Minimis* Exception**  
Block 3601; Lots 1 & 3  
1952 Union Valley Road; CC Zone

Dismissed without prejudice, the applicant's attorney requested for this application to be transferred to the Planning Board.

**Amendments of By-laws**

**Approval of Minutes**

June 24, 2008

**Communications**

Zoning Board of Adjustment Planner interview discussion.

**Adjournment**

Next meeting August 26, 2008