

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

AGENDA

July 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

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.
Board Planner: William H. Drew, P.P., AICP
Board Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

YOUR HOME TEAM, LLC

RESOLUTION #8-2009

BULK VARIANCE #0830-0822

Block 2312; Lot 16

Papscoe Road, LR Zone

Action: Approval of bulk variances for the construction of a two bedroom
two story home.
Decided: May 26, 2009
Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Vivienne
Erk, Robert Brady

PATRICIA NICHOLSON
RESOLUTION #10-2009
MINOR SITE PLAN #0820-0313
BULK VARIANCE #0830-0799
Block 15803; Lot 4
4 Oak Ridge Road, CC Zone

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

Decided: May 26, 2009

Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Vivienne Erk and Robert Brady

SHILOH BIBLE CAMP
RESOLUTION #11-2009
Use Variance #0440-0663
Preliminary & Final Site Plan #0420-0180AB
Bulk Variance #0430-0664
Block 6002; Lot 47
753 Burnt Meadow Road; R-4 Zone

Action: Approval of request for a time extension until June 28, 2010.

Decided: June 23, 2009

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

DENA CAR, LLC c/o FRANCIS KASABRI
RESOLUTION #12-2009
PREL & FINAL SITE PLAN #0820-0329 AB
USE VARIANCE # 0840-0816
BULK VARIANCE #0830-0817
Block 14104; Lot 1
2038 Route 23 North, HC Zone

Action: Approval for bulk variance relief for lot size and for percentage of impervious coverage to permit the construction of an Automotive sales business.

Decided: June 23, 2009

Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini and Robert Brady

KEITH DANIEL DE BLOCK
RESOLUTION # 13-2009
BULK VARIANCE #0930-0828
Block 04903; Lot 006
42 Morsetown Road, R-4 Zone

Action: Approval for bulk variance relief for an above ground pool on a lot that has two front yards.
Decided: June 23, 2009
Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Gian Severini, James Olivo and Robert Brady

LINDA PROVOST
RESOLUTION #14-2009
BULK VARIANCE # ZB05-09-01
Block 13102; Lot 36
12 Pawnee Terrace, LR Zone

Action: Approval for bulk variance relief for an above ground pool on a lot that has two front yards.
Decided: June 23, 2009
Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Gian Severini, Arthur McQuaid and Robert Brady

JIM & PATRICIA GOBLE
RESOLUTION #15-2009
BULK VARIANCE #0830-0805
Block 14113, Lot 47, LR Zone
Apple Lane

Action: Approval for the change in conditions to reflect that they are going to pipe the overflow and also grant an easement to the Township.
Decided: June 23, 2009
Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini and Robert Brady

WILLIAM HART
RESOLUTION #16-2009
BULK VARIANCE #0930-0827
Block 3508; Lot 6
14 Gleason Road, R-1 Zone

Action: Dismissed without prejudice applicant failed to appear
Decided: June 23, 2009

Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Gian Severini, James Olivo and Robert Brady

CARRIED APPLICATIONS

WILLIAM HART
BULK VARIANCE #0930-0827
Block 3508; Lot 6
14 Gleason Road, R-1 Zone

Complete: June 24, 2009
Deadline: October 22, 2009

Bulk Variance relief requested for a rear yard setback where 50 feet is required, 54.8 feet exists and 42.8 feet is proposed for the construction of a three-season sunroom.

TONYA ZEPPELELLI
BULK VARIANCE #0930-0826
Block 16703; L3
12 Woodridge Dr., R-2 Zone

Complete: May 21, 2009
Deadline: September 18, 2009

Bulk variance relief requested for a lot area where 2 acres is required, .69 exists and .69 is proposed. Lot depth where 225 feet is required 129.75 feet exists and 129.75 feet is proposed and side yard where 40 feet is required, 35.8 feet exists and 35.8 feet is proposed for the construction of a sunroom, two decks and an enlarged bedroom.

NEW APPLICATION

LEANN & ED DE ROBERTIS
BULK VARIANCE #0930-0825
Block 14113; Lot 34; LR Zone
24 Cross Oak Lane

Complete: June 23, 2009
Deadline: October 21, 2009

Bulk variance relief requested for lot frontage where 120 feet is required, 50 feet is existing and 50 feet is proposed, lot width where 120 feet is required, 104 feet is existing and 104 feet is proposed and rear yard where 60 feet is required, 33.6 feet and 19.6 feet is existing and 5.7 feet is proposed for the construction of a second story addition in the rear of the dwelling.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner

COMMUNICATIONS

LITIGATION

APPROVAL OF MINUTES

June 23, 2009

ADJOURNMENT

Next meeting August 25, 2009

BOA\Agendas\2009\Agenda July 28, 2009