

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

August 25, 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>Board Engineer:</i>	Richard McFadden, P.E.

**MEMORIALIZATIONS**

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

<i>Action:</i>	Bulk Variance relief and Minor Site Plan approval for reconfiguration of the parking lot for existing spaces for the reoccupation of residential/commercial space.
<i>Decided:</i>	May 26, 2009
<i>Eligible to vote:</i>	Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Vivienne Erk 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

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

*Action:* Approval of a bulk variance for the construction of a 3 season sunroom.  
*Decided:* July 28, 2009  
*Eligible to vote:* Ada Erik, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, James Olivo and Robert Brady

**TONYA ZEPPELELLI**  
**RESOLUTION #17-2009**  
**BULK VARIANCE #0930-0826**  
Block 16703; Lot 3  
12 Woodridge Dr., R-2 Zone

*Action:* Approval of a bulk variance for 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.  
*Decided:* July 28, 2009  
*Eligible to vote:* Ada Erik, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, James Olivo and Robert Brady

**CARRIED APPLICATIONS**

**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 request 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.

This application was carried from the previous meeting; the media group published the legal notice in the wrong newspaper.

**NEW APPLICATIONS**

**VINCENT LANZA**

**USE VARIANCE #ZB07-09-05**

Block 9501; Lot 12.01

1383 Macopin Road, R3 Zone

**Complete: July 23, 2009**

**Deadline: November 20, 2009**

Use variance approval requested for two principal uses, a combination of a restaurant with a country inn and a country store in one structure, which is a designated historic landmark.

**CAROLYN SIRAGUSA**

**BULK VARIANCE #ZB06-09-03**

Block 5621; Lot 5

25 Hickory Ave, LR Zone

**Complete: August 7, 2009**

**Deadline: December 5, 2009**

Bulk Variance approval requested for a front yard setback where 12.5 was approved and 5.7 exists because of a covered porch.

**DISCUSSION**

Proposed dates for 2010 calendar year.

**APPROVAL OF INVOICES-BOARD PROFESSIONALS**

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

**COMMUNICATIONS**

**LITIGATION**

**APPROVAL OF MINUTES**

July 28, 2009

**ADJOURNMENT**

Next meeting September 22, 2009