

**Township of West Milford
Zoning Board of Adjustment
Agenda
August 26, 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: William H. Drew, P.P., AICP
Township Engineer: Richard McFadden, P.E.

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 18-2008

GARY GALLUCCI

Bulk Variance #0830-0800

Block 2701; Lot 18
117 Lakeshore Drive, LR Zone

Action: Approved Bulk Variance for principal building coverage where the maximum permitted is 10%, 14.9% is existing and 20.41% is proposed.

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Arthur McQuaid, Barry P. Wieser, Robert Brady

RESOLUTION 19-2008
PETER ESPOSITO D/B/A
MOUNTAIN LAKES CARWASH
APPEAL #0880-0811
Block 6701; Lot 12; CC Zone
1946 Union Valley Road

Action: In favor of the Applicant's appeal of Zoning Officer's decision regarding erection of mobile carports.

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry P. Wieser, Robert Brady

RESOLUTION 20-2008
ANTHONY ESOLA
Bulk Variance #0830-0808
Block 17201; Lot 5; R-4 Zone
109 Cherry Ridge Road

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

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry P. Wieser, Robert Brady

RESOLUTION 21-2008
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

Action: Dismissed application without prejudice.

Decided: July 22, 2008

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid,
 Gian Severini, Barry P. Wieser, Robert Brady

CARRIED APPLICATIONS

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.

Applicant's engineer is required to submit revised plans.

MICHELLE SCHLETTE-HARDING

Complete: 6/16/08

Bulk Variance #0830-0797

Deadline: 10/14/08

Block 6101; Lot 21 R1 zone
 1 George Street

Bulk variance relief requested for a side yard setback where 30 feet is required, 39.2 exists and 12.2 is proposed.

Applicant submitted revised plans.

KENNETH KLOSZ

Complete: 6/27/08

BULK VARIANCE #0830-0806

Deadline: 10/24/08

Block 9711; Lot 8, R-1 Zone
 84 Bergen Drive

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.

Applicant submitted revised plans.

NEWAPPLICATIONS

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 approval for final subdivision Section II. The Board required Mr. Aikey to re-notice for the original use variance approval because of the length of time between approvals.

ANDREW MALKO Complete: 7/10/08
BULK VARIANCE #0830-0813 Deadline: 10/8/08
Block 206; Lot 1
1866 Clinton Road, R-1 Zone

Requesting a bulk variance for fence height, six feet is proposed in front yard along a side street on a corner lot when maximum four feet height is required.

KURT GARDENIER Complete: 7/31/08
BULK VARIANCE #0830-0802 Deadline: 11/28/08
Block 6204; Lot 16, R-1 Zone
83 McKinley Place

Bulk variance relief requested for a side yard setback where 26.8 ft. is existing and 6.8 ft. is proposed; building coverage where 13.6% is existing and 16.8% is proposed; distance between buildings where 20 ft. is required and 15.6 ft. is proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

Approval of Invoices-Board Professionals

Review and approval of invoices for Stephen Glatt, Board Attorney and William H. Drew, P.P., AICP, Board Planner.

Discussion regarding the Planning Office Checklists

Review of current checklists with regard to possible additions and/or changes.

Approval of Minutes

July 22, 2008

Communications

The New Jersey Planner

Adjournment

Next meeting September 23, 2008

BOA\Agendas\2008\Agenda-8/26/08