

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
AGENDA
September 22, 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

**VINCENT LANZA
RESOLUTION NO. 18-2009
USE VARIANCE #ZB07-09-05
Block 9501; Lot 12.01
1383 Macopin Road, R3 Zone**

<i>Action:</i>	Use variance approval 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.
<i>Decided:</i>	August 25, 2009
<i>Eligible to Vote:</i>	Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, Robert Brady

**CAROLYN SIRAGUSA
RESOLUTION NO. 19-2009
BULK VARIANCE #ZB06-09-03**

Block 5621; Lot 5
25 Hickory Ave, LR Zone

Action: Bulk Variance approval for a front yard setback where 11.5 was approved and 5.7 exists because of a covered porch.

Decided: August 25, 2009

Eligible to vote: Ada Erik, Francis Hannan, Barry Wieser, Frank Curcio, Arthur McQuaid, Gian Severini, 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 requested for lot frontage where 120 feet is required, 50 feet exists and 50 feet is proposed, lot width where 120 feet is required, 104 feet exists and 104 feet is proposed and rear yard setback where 60 feet is required, 33.6 feet and 19.6 feet exists and 5.7 feet is proposed for the construction of a second story addition in the rear of the dwelling.

NEW APPLICATIONS

HECTOR ROJAS
USE VARIANCE, #0840-0818
Block 11102; Lot 6.03
850 Westbrook Road, R-4 Zone

Complete: July 10, 2009
Deadline: November 7, 2009

Use variance requested to convert a former storage building into a 2-bedroom apartment.

SPRINT PCS IDEN UPGRADES
INTERPRETATION # ZB08-09-0-7
BLOCK 14501; LOT 14 (Blakely Lane)
BLOCK 16901; LOT 2 (3520 Rt 23 N)
BLOCK 11401; LOT 8.05 (Larsen Road)

Complete: August 20, 2009
Deadline: Dec. 18, 2009

Interpretation of the relevant portions of the West Milford Land Development Ordinance pursuant to NJS 40:55D-70b and determination that amended site plan approval is not required for the minor improvements they are seeking and a site plan waiver under section 470-4e of the LDO should be granted.

DISCUSSION

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

August 25, 2009

ADJOURNMENT

Next meeting October 27, 2009