

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

April 24, 2012

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: Russell Curving, Vivienne Erk, Steven Castronova, James Olivo,
Frank Curcio, Arthur McQuaid,
Chairman: Robert Brady
Alternates: Michael Siesta, Michael Gerst
Board Attorney: Stephen Glatt, Esq.
Board Planner: William Drew, P.P., AICP
Board Engineer: Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

MEMORIALIZATIONS

ESTATE OF DEMBIA

RESOLUTION NO. 7-2012

BULK & USE VAR. NO ZB12-11-17

Block 3201; Lot 12

Lakeside Road, R-4

Action: Use variance approval for the installation of a septic system on vacant property without a structure to service a house on a separate lot. Associated bulk variance approval as follows:

Block 3201, Lot 12 (vacant land)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.39 ac.
Min. Lot Frontage:	300.0'	170.23'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	155'
Min. Rear Yard Setback:	125.0'	n/a
Min. Front Yard Setback:	125.0'	n/a

Block 3202, Lot 1 (206 Lakeside Drive)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.13 ac.
Min. Lot Frontage:	300.0'	169.10'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	41'
Min. Side Yard Setback:	60.0'	54.6'
Min. Rear Yard Setback:	125.0'	0'
Min. Front Yard Setback:	125.0'	5.3'
Max. Bldg. Coverage:	10%	18.6%

Decided: February 28, 2012

Eligible to Vote: Russell Curving, Steven Castronova, Frank Curcio, Arthur McQuaid,
Vivienne Erk, Michael Siesta, Robert Brady

JEFF WAITZE

RESOLUTION NO. 8-2012

BULK VAR. NO. ZB12-11-15

Block 2203; Lot 1

40 Melinda Ct., R-4 zone

Action: Bulk variance relief requested for a side yard setback where 50 feet is required 25.4 feet exists and 7 feet is proposed for the construction of a detached garage.

Decided: March 27, 2012

Eligible to vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio,
Vivienne Erk

CARRIED APPLICATIONS

FRANCESCO PETROSILLO

BULK VARIANCE NO. ZB12-11-16

Block 10810; Lot 1

645 Otterhole Road, LR Zone

Complete: February 3, 2012

Deadline: June 2, 2012

New Deadline: Aug 1, 2012

Bulk variance relief requested for a side yard setback where 30 feet is required 17 exists and 8 is proposed, to construct a home addition. Additional variances were added to the amended application as follows: Lot coverage for primary building 10% is allowed, 16.7% is existing and 23.2% is proposed. Lot coverage for accessory building 3% is allowed, 5.9% is existing and proposed.

The application was carried from the February 28, 2012 meeting pending additional information that was to be supplied to the Planning Department. The application was carried from the March meeting as well for additional revised plans and an amended application at this meeting the applicant signed a time extension making the new decision date August 1, 2012.

NEW APPLICATIONS

DAVE & LISA VOLINO

Complete: April 9, 2012

BULK VARIANCE NO. ZB01-12-01

Deadline: August 7, 2012

Block 13001; Lot 2

25 Hearthstone Drive

Bulk Variance relief requested for a side yard setback where 50 feet is required and 10 feet is proposed; distance to other buildings where 20 feet is required and 16.7 feet is proposed; location of garage required is side or rear and proposed is front yard.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner and Michael Cristaldi, Alaimo Group, Board Engineer

COMMUNICATIONS

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

March 27, 2012 Regular Meeting

ADJOURNMENT

Next meeting May 22, 2012