

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

August 23, 2011

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

MEMORIALIZATIONS

**DAN & DANA PREZIOSI
RESOLUTION NO. 17-2011
BULK VARIANCE #ZB05-11-10
Block 12901; Lot 33
371 High Crest Drive; LR Zone**

Action: Bulk variance approval for a side yard variance where 30 feet is required 18 feet 2 inches is existing and 16 feet 2 inches is proposed, front yard set back where 40 feet is required, 25 feet 6 inches exist and 21 feet 6 inches for the construction of an addition.

Decided: July 26, 2011

Eligible to Vote: Ada Erik, Steven Castronova, Frank Curcio, Russell Curving
Vivienne Erk, Robert Brady

**FRANK HLAVATY
RESOLUTION NO. 18-2011
BULK VARIANCE #ZB04-11-07
Block 5904; Lot 7
450 Morsetown Road; R-3 Zone**

Action: Bulk variance approval for a shed in the front yard since the lot fronts two paved roads, Morsetown Road and Mountain Circle. Additional Bulk variance approval for a chicken coop and no more than (5) five chickens.

Decided: July 26, 2011

Eligible to Vote: Ada Erik, Steven Castronova, Frank Curcio, Russell Curving
Vivienne Erk, Robert Brady

CARRIED APPLICATIONS

RICHARD & ROSEMARIE SONDERGARD
BULK VARIANCE NO ZB04-11-04
Block 11203; Lot 2
108 Larsen Road; LR Zone

Complete: May 13, 2011
Deadline: Sept. 10, 2011
Extended: Oct. 10, 2011

Bulk variance approval requested for a side yard setback where 30 feet is required 41.3 feet exists and 27.3 feet is proposed to permit the construction of a 3 season room and deck.

This application is carried from the June 28, 2011 meeting. The Board required additional information and the applicant requested an adjournment to acquire it.

The applicant requested an additional carry to the August 23, 2011 meeting for additional information. The applicant also gave the Board a 30 day extension to October 10, 2011.

NEW APPLICATIONS

JAMES CAMPION
BULK VARIANCE #ZB05-11-09
Block 168.02; Lot 9
129 Doremus Road, R-4 Zone

Complete: July 26, 2011
Deadline: Nov. 23, 2011

Bulk variance relief requested for a front yard setback where 125 feet is required and 13 feet is proposed to extend an existing porch, adding a 2nd level deck over new 5 foot deck changing it from a 4 feet 10 inch depth to a 11 feet 10 inch depth.

RONALD HEDDY
BULK VAR. ZB07-10-09
Bl. 7515; Lot 2
7 Ash Road, LR Zone

Complete: July 27, 2011
Deadline: Nov. 24, 2011

Bulk variance relief requested for building coverage where 10% is allowed, 10.32% exists and 11.44% is proposed. Also accessory coverage where 3 % is allowed, 2.28% exists and 8.4% is proposed for enlarging a 12 X 20 foot garage to 30 X 30 foot garage and a 10 X 12 foot addition.

ARVE DYVIK
BULK VARIANCE ZB04-11-05
Block 4201; Lot 16
41 Lake Park Terr.; LR Zone

Complete: Aug. 1, 2011
Deadline: Nov. 29, 2011

Bulk variance relief requested for a rear yard setback where 60 feet exists and 49.5 feet is proposed for a 7 foot by 22-foot addition.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

LITIGATION

APPROVAL OF MINUTES

July 26, 2011

ADJOURNMENT

Next meeting Sept. 27, 2011

Addendum to Agenda

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

JULY 26, 2011
Regular Meeting

MEMORIALIZATIONS (CONT'D)

JOSEPH VENGEN
RESOLUTION NO. 16-2011
BULK VARIANCE ZB01-11-01
Block 16802; Lot 8
137 Doremus Road; R-4

Amended resolution removing the Highlands condition requiring approval or exemption.