

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

August 22, 2017

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, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Matthew Conlon, Steven Castronova
Board Attorney: Stephen Glatt, Esq.
Sub. Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Michael Cristaldi, P.E., P.P., Alaimo Group

MEMORIALIZATIONS

JOSEPH FONTANA

RESOLUTION NO. 8A-2017 (Pre-existing, Non-conforming use/Abandonment)

USE VARIANCE ZB04-16-05

Block 3401; Lot 21 &
Block 3406; Lot 23
165 Lakeside Road; R-2 Zone

Decided: Use variance application for an expansion of a pre-existing non-conforming use, expanding former motel to 9 residential units.

Approved: September 27, 2016

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Steven Castronova, Matthew Conlon, Robert Brady

JOSEPH FONTANA

RESOLUTION NO. 8B-2017 (Use Variance)

USE VARIANCE ZB04-16-05

Block 3401; Lot 21 &
Block 3406; Lot 23
165 Lakeside Road; R-2 Zone

Decided: Use variance application for an expansion of a pre-existing non-conforming use, expanding former motel to 9 residential units.

Approved: May 23, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Steven Castronova, Matthew Conlon, Robert Brady

CAROL & BRUCE HARDY
RESOLUTION 9-2017
USE VAR #ZB08-16-16
Block 4102; Lot 7
140 Long Pond Road; LR Zone

Decided: Use Variance relief for installation of an accessory apartment to include a bathroom and kitchenette in an existing finished space of the lower level of home.

Approved: May 23, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon,
Robert Brady

RICHARD BONUCELLI
RESOLUTION 10-2017
BULK VAR. ZB03-17-02
Block 2007; Lot 1
7 Oaklyn Court; LR Zone

Decided: Bulk variance requested for lot area where there are pre-existing, non-conforming bulk variances for lot area, frontage, width, depth, new variances, side yard setback where 30 feet is required and 12.3 feet and 50.4 feet is existing and 9.7 feet and 34.2 feet is proposed, rear yard setback where 60 feet minimum is required 44.5 feet is existing and 37.9 feet is proposed; front yard where 40 feet minimum is required 12.4 feet is existing and 12.4 is proposed; maximum building coverage where 10% is permitted, 8.2% is existing and 14% is proposed and for such variance relief as the Board deems necessary to permit the construction of a home addition and garage adding to the rear side and rear of the subject dwelling increasing the overall dimensions.

Approved: June 27, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Steven Castronova
Robert Brady

NEW APPLICATIONS

ROBERT (BUDDY) FOREST
BULK VARIANCE ZB09-16-19
Block 411; Lot 1
Larchmont Drive (Vacant); LR Zone

Complete: 5/31/17
Deadline: 9/28/17

Bulk variance requested for lot frontage where 120 feet is required, 0 exists and 0 is proposed and such other variance relief as the Board deems necessary to construct a 3,490 square foot single family residential dwelling.

JAMES HENNEN
BULK VARIANCE #ZB05-17-03

Complete: 6/15/17
Deadline: 10/13/17

Block 4902; Lot 2
105 Kitchell Lake Drive; R-4 Zone

Bulk variance relief requested for a rear yard setback where 125 feet is required and 85 feet is proposed to install a roof over an existing 360 square foot patio.

**NEWARK WATER & SEWER UTILITY
Preliminary & Final Site Plan #ZB12-16-22
With Use & Bulk Variances**

**Complete: 6/16/17
Deadline: 10/14/17**

Block 14102; Lot 1
Rt. 23; R-4 Zone

Use and bulk variance relief requested for conditional use requirements for accessory buildings, including a 30 foot wide buffer along common property line with a residential district or use a 20 foot wide buffer along property line and a 25 foot wide landscaped strip along the front yard; and variance relief requested for bulk requirements including the maximum accessory building size (1,680 square feet proposed versus 1,500 square feet permitted) and minimum front yard setback for accessory buildings (50 feet for thickener tank and 53 feet for the proposed building versus the required 125 feet) and such other variance relief as the Board deems necessary so as to permit the construction of the proposed residuals treatment facility.

**KATHLEEN R. NICOLETTI
BULK VARIANCE #ZB05-17-04**
Block 6710; Lot 8
58 Spring Ave.; R-1 Zone

**Complete: 7/12/17
Deadline: 11/9/17**

Bulk variance relief requested for a side yard setback where 30 feet is required 16.3' exists and 5.3' is proposed and for lot coverage where 10% or 750 square feet is allowed 14.42% or 1082 square feet exists and 19.72% or 1482 square feet is proposed for the construction of a 368 square foot one bay attached garage.

**CFA CUSTOM HOMES INC
MINOR SUBDIVISION AND
BULK VARIANCE ZB05-17-05**

**Complete: 7/14/17
Deadline: 11/11/17**

Block 9501; Lot 19.02
144 Wesley Drive; R3 Zone

Minor subdivision creating one additional lot from Homestead lot, Bulk variance relief requested for new lot width where 250 feet is required, 80.4 feet is proposed. Existing lot width where 250 is required 122.2 feet is existing and proposed, Lot frontage where 125 feet is required, 100 feet is existing and proposed for the construction of a single family home.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

none

LITIGATION

None

APPROVAL OF MINUTES

August 23, 2016

April 25, 2017

May 23, 2017

June 27, 2017

ADJOURNMENT

Next meeting September 26, 2017