

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

**AGENDA**

December 15, 2015

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:* Michael Siesta, Steven Castronova  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Board Engineer:* Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

**MEMORIALIZATIONS**

**RESOLUTION NO. 13-2015  
PAMELA SORENSEN  
APPEAL APPLICATION #ZB10-15-13  
BLOCK 3611; LOT 15  
1934 GREENWOOD LAKE TPKE.**

*Action:* The Board voted to Dismiss the Application without Prejudice for lack of fees.  
*Decided:* November 24, 2015  
*Eligible to vote:* Daniel Jurkovic, Arthur McQuaid, Michael Gerst, Michael Siesta, Robert Brady

**CARRIED APPLICATIONS**

**LISA KILLI  
BULK VARIANCE ZB06-15-05  
Block 11101; Lot 29  
459 Snake Den Road; R-4 Zone**

**Complete: 8-12-15  
Deadline: 12-10-15  
New Deadline: 04-8-16**

Bulk variance relief requested for a front yard set back where 125 feet is required 85.6 is existing and 71.5 is proposed; side yard set back requested where 60 feet is required 54.6 is existing & 17.2 is proposed to permit the construction of a 37.5 by 48 foot addition. The application was carried from the September 29, 2015 meeting at the request of the applicant. (Applicant signed a 60-day extension until February 8, 2016 and an additional extension until April 8, 2016)

**NEW APPLICATIONS**

**CHRISTOPHER BIANCAMANO**

**Minor Site Plan & Bulk Variance #ZB07-15-07**

Block 14602; Lots 10.03

271 Conklin Road; R-4

**Complete: 11-13-15**

**Deadline: 3-12-15**

Bulk variance relief requested for an accessory building, allowed is 1,500 square feet, existing is 2,312.2 square feet and proposed is 8,812.2 for construction of a pole barn.

**GRACE FELLOWSHIP CHURCH**

**PREL. & FINAL SITEPLAN & USE**

**& BULK VAR. #ZB06-15-07**

Block 9801; Lot 1

37 Stephens Road, R-1 Zone

**Complete: 11-23-15**

**Deadline: 3-22-15**

**Use Variance** NJSA 40:55D-70(d) (3) exceeding conditional use standard permitting 2.2% of accessory building coverage where 2.0% is allowed under Section 500-94 of Zoning Ordinance.

**Bulk Variance** approval for accessory building square footage where 800 square feet is allowed 3,745 square feet exists and 6,145 square feet is proposed.

**Preliminary and Final Site Plan** for the construction of a 40 X 60 foot maintenance garage that will house equipment.

**DISCUSSION**

Additional discussion for 2014 year-end report

**APPROVAL OF INVOICES-BOARD PROFESSIONALS**

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

**COMMUNICATIONS**

None

**LITIGATION**

None

**APPROVAL OF MINUTES**

Regular meeting of October 27, 2015

Regular meeting of November 24, 2015

**ADJOURNMENT**

**Next meeting January 26, 2015 Re-organization at 7:00, Regular meeting to follow.**