

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

AGENDA

December 18, 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

DAVID & HELEN WALL

RESOLUTION 17-2012

BULK VARIANCE #ZB04-12-05

Block 3511; Lot 4

74 Lakeside Road; R-1 Zone

Action: Bulk variance approval for lot size where 1 acre is required and .399 acre exists and interior size where 600 square feet is allowed and 1336.5 is proposed for a 2nd floor mother/daughter apartment.

Decided: September 18, 2012

Eligible to vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Vivienne Erk, Robert Brady

JOSEFA CUBELO

RESOLUTION NO. 18-2012

BULK VARIANCE #ZB07-12-10

Block 2509; Lot 1

50 Passaic Drive, LR Zone

Action: Bulk Variance approval for a rear yard setback where 10 feet is required and 3 feet is proposed and maximum accessory building coverage where 3% is allowed and 6.1% is proposed for the construction of a 2 car garage with car port 34 feet wide X 26 feet deep.

Decided: September 18, 2012
Eligible to vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio,
Arthur McQuaid, Vivienne Erk, Robert Brady

NEW APPLICATIONS

MC DONALD'S CORP. **Complete: November 13, 2012**
USE AND BULK VARIANCE #ZB11-11-14 **Deadline: March 13, 2012**
PREL & FINAL SITE PLAN ZB11-11-14
Block 6303; Lot 14 & 15
41 Marshall Hill Road, CC Zone

Preliminary and final site plan, d (3) conditional use variance, d (1) use variance and associated bulk variance approvals for the reconstruction of the McDonald's. The proposal is also for installation of a freestanding sign and other improvements there are other pre-existing nonconforming site conditions associated with the application (see attached).

DISCUSSION

List of 2013 meeting dates for approval.

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, Michael Hakim, Landscape Architect

COMMUNICATIONS

Passaic County 175th Anniversary newsletter

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

September 18, 2012

ADJOURNMENT

Next meeting January 22, 2012