

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

AGENDA

February 19, 2013

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>	Russell Curving, James Olivo, Steven Castronova, Arthur McQuaid, Frank Curcio, Russell Curving, Michael Siesta
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Michael Gerst, Clint Space
<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

CARRIED APPLICATIONS

**MC DONALD'S CORP.
RESOLUTION NO. 5-2013**

Complete: November 13, 2012

Deadline: March 13, 2012

USE AND BULK VARIANCE #ZB11-11-14

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.

This application was carried from the December 18, 2012 meeting. Revised plans were received in response to Board questions. The application was carried from January 22, 2013 and the Board Professionals were given the opportunity to have all conditions ready ahead of the next meeting this will make it possible for the application to be approved and memorialized at the same time at the February 19, 2013 meeting.

NEW APPLICATIONS

NEW YORK SMSA /VERIZON WIRELESS PRELIMINARY & FINAL SITE PLAN WIRELESS TELECOM; USE VARIANCE INTERPRETATION ZB12-12-12

**Complete: January 28, 2013
Deadline: May 28, 2013**

Block 4701; Lot 61
750 Westbrook Road; R-4 Zone

Use variance, bulk variance, preliminary and final site plan approval requested for the development of a wireless telecommunications facility in an R-4 zone. Additionally an Interpretation application was sought for zoning requirements with regard to permitted principle uses.

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, Michael Hakim, Landscape Architect

COMMUNICATIONS

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

December 18, 2012 Regular Meeting
January 22, 2013 Reorganization Meeting
January 22, 2013 Regular Meeting

ADJOURNMENT

Next meeting March 26, 2013