

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

February 28, 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**

<i>Regular Members:</i>	Russell Curving, Vivienne Erk, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid,
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Michael Siesta, Michael Gerst
<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**

**RONALD HEDDY  
RESOLUTION NO. 1-2012  
BULK VAR. ZB07-10-09  
Bl. 7515; Lot 2  
7 Ash Road, LR Zone**

<i>Action:</i>	Bulk variance relief approved for side yard setback where 30 feet is required and 21 feet was proposed and lot coverage where 10% is permitted and 19.84% was proposed so as permit the construction of an expansion of a garage and an addition.
<i>Decided:</i>	December 13, 2011
<i>Eligible to vote:</i>	Frank Curcio, Arthur McQuaid, Russell Curving, Vivienne Erk, Robert Brady

**STEPHEN GLATT, ESQ.  
RESOLUTION NO. 2-2012  
Professional Contract**

**WILLIAM H. DREW, P.P. AICP**  
**RESOLUTION NO. 3-2012**  
**Professional Contract**

**ROBERT C. KIRKPATRICK**  
**RESOLUTION NO. 4-2012**  
**Professional Contract**

**MICHAEL CRISTALDI**  
**ALAIMO GROUP**  
**RESOLUTION NO. 5-2012**  
**Professional Contract**

**JAMES AMBROSE**  
**RESOLUTION NO. 6-2012**  
**BULK VARIANCE #ZB11-11-13**  
Block 10706; Lot 9  
10 Pool Drive; LR Zone

**Action:** Bulk Variance relief approved for a side yard setback where 30 feet is required 6.8 feet is existing and 4.5 feet is proposed, a rear yard setback where 60 feet is required 48.9 feet is existing and 31.5 feet is proposed, lot coverage where 10 percent is allowed 13.38% is existing and 18.45% is proposed for a 16 X 36 foot roof over a deck.

**Decided:** January 24, 2012

**Eligible to vote:** Steven Castronova, Frank Curcio, Vivienne Erk, Michael Siesta and Robert Brady

**NEW APPLICATIONS**

**FRANCESCO PETROSILLO**  
**BULK VARIANCE NO. ZB12-11-16**  
Block 10810; Lot 1  
645 Otterhole Road, LR Zone

**Complete: February 3, 2012**  
**Deadline: June 2, 2012**

Bulk variance relief requested for a side yard setback where 30 feet is required 17 exists and 8 is proposed, to construct a home addition.

**ESTATE OF DEMBIA**  
**BULK & USE VAR. NO ZB12-11-17**  
Block 3201; Lot 12  
Lakeside Road, R-4

**Complete: February 9, 2012**  
**Deadline: June 8, 2012**

Use variance approval requested for the installation of a septic system on vacant property without a structure to service a house on a separate lot. Associated bulk variance approval as follows:

Block 3201, Lot 12 (vacant land)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.39 ac.
Min. Lot Frontage:	300.0'	170.23'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	155'
Min. Rear Yard Setback:	125.0'	n/a
Min. Front Yard Setback:	125.0'	n/a

Block 3202, Lot 1 (206 Lakeside Drive)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.13 ac.
Min. Lot Frontage:	300.0'	169.10'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	41'
Min. Side Yard Setback:	60.0'	54.6'
Min. Rear Yard Setback:	125.0'	0'
Min. Front Yard Setback:	125.0'	5.3'
Max. Bldg. Coverage:	10%	18.6%

**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

**COMMUNICATIONS**

**PENDING LITIGATION**

Grawehr VS West Milford Zoning Board of Adjustment

**APPROVAL OF MINUTES**

January 24, 2012 Reorganization Meeting

January 24, 2012 Regular Meeting

**ADJOURNMENT**

Next meeting March 27, 2012