

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

February 28, 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**

**PAUL GUGLIELMO**

**RESOLUTION NO. 6-2017**

**BULK VARIANCE ZB11-16-21**

Block 2601; Lot 11

125 Point Breeze Dr.; LR Zone

*Decided:* Bulk variance approval for principal building coverage where 10% is allowed 9.65% exists and 11.24% is requested, Accessory building coverage where 3% is allowed 2.75% exists and 7.51% is requested and front yard setback where 40 feet is required, 37.2 feet exists and 33 feet is proposed to allow the construction of a new garage in the front yard.

*Approved:* January 24, 2017

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

**CARRIED APPLICATIONS**

**JOSEPH FONTANA**

**APPEAL NO. ZB04-16-05**

**USE VARIANCE ZB04-16-05**

Block 3401; Lot 21 &

Block 3406; Lot 23

165 Lakeside Road; R-2 Zone

**Complete: 6-23-16**  
**Deadline: 10-21-16**  
**New Deadline: 03-28-17**

Application appealing the Zoning Officer's decision regarding whether a use variance is required for the proposed zoning request. Use variance application for an expansion of a pre-existing non-conforming use, expanding former motel to 18 residential units. The Zoning Board Planner indicated that there was a new concept plan indicating 9 residential units and not 18.

**VENTURE CAPITAL GROUP, LLC**  
**PREL. & FINAL SITE PLAN &**  
**USE &BULK ZB07-16-13**  
Block 15701; Lot 34  
5 Allison Ave.; HC Zone

**Complete: 12-19-16**  
**Deadline: 04-18-17**  
**New Deadline: 05-18-17**

Minor Site Plan approval requested to reconstruct building, parking lot and access driveway. Use Variance for a second floor apartment; bulk variance for no curbing in parking lot and 2 free standing signs. The applicant chose to carry the application until the February 28, 2017 meeting indicating they wanted to wait for a full 7 member board. The applicant extended the application by 30 days or until May 18, 2017.

**NEW APPLICATIONS**

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

**Complete: 01-20-17**  
**Deadline: 05-20-17**

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

**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**

Volunteer night form

**LITIGATION**

None

**APPROVAL OF MINUTES**

January 24, 2017-Regular and Re-org. meeting

**ADJOURNMENT**

**Next meeting March 28, 2017**