

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

July 26, 2011

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>	Ada Erik, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Russell Curving and Vivienne Erk
<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

JAMES & TANYA BROZOWSKI

RESOLUTION NO. 14-2011

BULK VAR. ZB04-11-06

Block 2601; Lot 42

221 Point Breeze Dr.; LR Zone

ACTION: Bulk variance approval for a front yard setback where 40 feet is required, 33.43 feet is existing and 27 feet is proposed to permit the construction of a covered front porch 5 feet 8 inches by 26 feet to replace the existing 4 feet 10 inch by 6 feet 10 inch front porch.

DECIDED: June 28, 2011

ELIGIBLE TO VOTE: Ada Erik, Steven Castronova, James Olivo, Arthur McQuaid, Gian Severini, Vivienne Erk, Robert Brady

FRANCESCA NELSON
RESOLUTION NO. 15-2011
BULK VARIANCE ZB06-11-11
Block 6803; Lot 1
81 Warwick Tpke, CC Zone

ACTION: Bulk variance approval for a 6-foot fence where 3 feet is allowed in a front yard.
DECIDED: June 28, 2011
ELIGIBLE TO VOTE: Ada Erik, Steven Castronova, James Olivo, Arthur McQuaid, Gian Severini, Vivienne Erk, Robert Brady

CARRIED APPLICATIONS

RICHARD & ROSEMARIE SONDERGARD **Complete: May 13, 2011**
BULK VARIANCE NO ZB04-11-04 **Deadline: Sept. 10, 2011**
Block 11203; Lot 2
108 Larsen Road; LR Zone

Bulk variance approval requested for a side yard setback where 30 feet is required 41.3 feet exists and 27.3 feet is proposed to permit the construction of a 3 season room and deck.

This application is carried from the June 28, 2011 meeting. The Board required additional information and the applicant requested an adjournment to acquire it.

NEW APPLICATIONS

DAN & DANA PREZIOSI **Complete: July 1, 2011**
BULK VARIANCE #ZB05-11-10 **Deadline: Oct. 29, 2011**
Block 12901; Lot 33
371 High Crest Drive; LR Zone

Bulk variance approval requested for a side yard variance where 30 feet is required 18 feet 2 inches is existing and 16 feet 2 inches is proposed, front yard set back where 40 feet is required, 25 feet 6 inches exist and 21 feet 6 inches for the construction of an addition.

FRANK HLAVATY **Complete: July 1, 2011**
BULK VARIANCE #ZB04-11-07 **Deadline: Oct. 29, 2011**
Block 5904; Lot 7
450 Morsetown Road; R-3 Zone

Bulk variance approval requested for a shed in the front yard because of a through lot. Bulk variance approval is also requested for a chicken coop and chickens.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner.

COMMUNICATIONS

Letter from County of Passaic regarding a hearing to change State of New Jersey Regulations.

LITIGATION

Litigation-Grawehr VS West Milford Zoning Board of Adjustment regarding the bulk variance application of Oleksiy Luchynskyi to authorize responsive pleading to the complaint.

APPROVAL OF MINUTES

June 28, 2011

ADJOURNMENT

Next meeting August 23, 2011

Addendum to Agenda

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

JULY 26, 2011
Regular Meeting

MEMORIALIZATIONS (CONT'D)

JOSEPH VENGEN
RESOLUTION NO. 16-2011
BULK VARIANCE ZB01-11-01
Block 16802; Lot 8
137 Doremus Road; R-4

Amended resolution removing the Highlands condition requiring approval or exemption.