

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

**AGENDA**

January 22, 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**

*Regular Members:* Russell Curving, James Olivo, Steven Castronova, Arthur McQuaid, Frank Curcio, Russell Curving, Michael Siesta  
*Chairman:* Robert Brady  
*Alternates:* Michael Gerst, Clint Space  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Board Engineer:* Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

**MEMORIALIZATIONS**

**STEPHEN B. GLATT, ESQ.**  
**RESOLUTION NO. 1-2013**  
Professional Contract

**WILLIAM H. DREW**  
**RESOLUTION NO. 2-2013**  
Professional Contract

**MICHAEL CRISTALDI-ALAIMO GROUP**  
**RESOLUTION NO. 3-2013**  
Professional Contract

**HAFTEK PROPERTIES, LLC**  
**RESOLUTION NO. 4-2013**  
**APPEAL NO. ZB04-12-06 - WITHDRAWN**  
**USE VARIANCE NO. ZB08-12-11**  
Block 4601; Lot 21, LMI Zone  
Greenwood Lake Tpke & Burnt Meadow Road

*Action:* Use variance approval for the continued use of a pre-existing non-conforming sign. (off site advertising)

*Decided:* December 12, 2012

*Eligible to vote:* Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Michael Siesta, Michael Gerst, Robert Brady

## **CARRIED APPLICATIONS**

**MC DONALD'S CORP.  
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**

**Complete: November 13, 2012  
Deadline: March 13, 2012**

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). This application was carried from the December 18, 2012. Revised plans were received in response to Board questions.

## **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**

The New Jersey Planner November/December 2012

### **PENDING LITIGATION**

Grawehr VS West Milford Zoning Board of Adjustment

### **APPROVAL OF MINUTES**

December 12, 2012 Special Meeting  
December 18, 2012 Regular Meeting

### **ADJOURNMENT**

**Next meeting February 19, 2013**