

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

January 24, 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

**JAMES & MARY DYKES
RESOLUTION NO. 4-2017
BULK VARIANCE ZB10-16-20
Block 4003; Lot 2
200 Long Pond Road; LR Zone**

Decided: Bulk variance approved for lot area where 20,000 sf is required, 9,750 exists and is proposed, lot width where 120 feet is required 75.68 feet is existing and proposed; lot depth where 150 feet is required 130 feet is existing and proposed ; side setback where 30 feet is required 5.31 feet is existing and proposed and side setback where 30 feet is required and 8.44 feet is existing and proposed; rear yard setback where 60 feet is required, 34.5 is existing and 31 feet is proposed; 11.5 feet for the deck and lot coverage where 10 % is allowed, 18% is existing and 25% is proposed and other relief to permit the construction of two 2nd story additions and a deck.

Approved: December 20, 2016

Eligible to Vote Russell Curving, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Matthew Conlon, Robert Brady

**ROBERT & DANA BRANNAN
RESOLUTION 5-2017
BULK VAR. ZB08-16-15**

Block 302; Lot 11
31 Brook Road; LR Zone

Decided: Bulk variance relief approved for side yard setback where 30 feet is required 34', 6" exists and 16', 6" is proposed and lot coverage where 10% is allowed and 12.5% is proposed so as to permit the construction of the addition of a garage, office space, and bedroom expansion.

Approved: December 20, 2016

Eligible to vote Russell Curving, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Matthew Conlon, Robert Brady

CARRIED APPLICATIONS

JOSEPH FONTANA

Complete: 6-23-16

APPEAL NO. ZB04-16-05

Deadline: 10-21-16

USE VARIANCE ZB04-16-05

New Deadline: 03-28-17

Block 3401; Lot 21 &

Block 3406; Lot 23

165 Lakeside Road; R-2 Zone

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. Applicant's attorney indicated they could not be present for the December meeting and requested to appear on January 24, 2017. *The Board Secretary received a letter from the applicant's attorney requesting an additional carry due to additional revision to the plans.*

NEW APPLICATIONS

VENTURE CAPITAL GROUP, LLC

Complete: 12-19-16

PREL. & FINAL SITE PLAN &

Deadline: 04-18-17

USE & BULK ZB07-16-13

Block 15701; Lot 34

5 Allison Ave.; HC Zone

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.

PAUL GUGLIELMO

Complete: 12-30-16

BULK VARIANCE ZB11-16-21

Deadline: 04-29-17

Block 2601; Lot 11

125 Point Breeze Dr.; LR Zone

Bulk variance requested 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.

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

The New Jersey Planner November/December, 2016

LITIGATION

None

APPROVAL OF MINUTES

December 20, 2016

ADJOURNMENT

Next meeting February 28, 2017