

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

AGENDA

July 24, 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

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

MEMORIALIZATIONS

MARIA & ERIC SLABAUGH

RESOLUTION NO. 14-2012

BULK VAR # ZB04-12-08

Block 2702; Lot 17

54 Landing Road; LR Zone

Action: Bulk Variance relief requested for a side yard setback where 30 feet is required, 19.66/39.26 feet is existing and 10/31.6 feet is proposed. Front yard setback where 40 feet is required, 26.9 feet exists and 25 feet is proposed. Rear yard setback where 60 feet is required, 27.53 feet exists and 20 feet is proposed and principal building coverage where 10% is allowed 7.8% exists and 14.8% is proposed to permit the expansion of a single-family home.

Decided: June 26, 2012

Eligible to vote: Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Vivienne Erk, Michael Siesta, Michael Gerst

FRANK R. GALELLA

RESOLUTION NO. 15-2012

BULK VARIANCE ZB03-12-03

Block 16803; Lot 6

28 Greendale Drive; R-4 Zone

Action: Bulk variance relief requested for a rear yard setback where 125 feet is required and 91.2 feet exists and 77 feet is proposed to permit construction of a kitchen addition.

Decided: June 26, 2012

Eligible to vote: Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Vivienne Erk, Michael Siesta, Michael Gerst

**RVH MULCH SUPPLY LLC
RESOLUTION NO. 16-2012
USE VAR. NO ZB05-12-09**

Block 4601; Lot 21
960 Burnt Meadow Road; LMI Zone

Action: Use variance for facility to manufacture and process products including mulch and topsoil from vegetative waste, and such other variances and waiver relief as the Board deems necessary, as it is not one of the principal permitted uses in Article IV, Chapter 500-46.

Decided: June 26, 2012

Eligible to vote: Frank Curcio, Arthur McQuaid, Vivienne Erk, Michael Siesta, Michael Gerst

**CARRIED APPLICATIONS
HAFTEK PROPERTIES, LLC
APPEAL NO. ZB04-12-06**

**Complete: April 5, 2012
Deadline: August 3, 2012
Extension: October 2, 2012**

Request for an Appeal of the Zoning Officer's decision denying a zoning permit for off site advertising. This application was carried from the May 22, 2012 meeting. The applicant did not send the notice to all of the property owners on the certified tax list, the Zoning Officer was not able to attend the meeting and there was only a 5 member Board. The application was carried to the June Meeting. At which time the applicant was given the opportunity to request a carry and return for the July meeting with additional information for the appeal or perhaps changing the application and applying for a use variance which would require additional legal notices and also the required property owner notice.

Present for prior testimony: Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Vivienne Erk, Michael Siesta, Michael Gerst

NEW APPLICATIONS
none

DISCUSSION

End of the year report from the Planner to the Township Council and Planning Board.
Cancellation of the August 28, 2012 meeting.

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

Then New Jersey Planner May/June, 2012

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

ADJOURNMENT

Next meeting September 18, 2012