

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

AGENDA

June 23, 2015

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: Michael Siesta, Steven Castronova
Board Attorney: Stephen Glatt, Esq.
Board Planner: William Drew, P.P., AICP
Board Engineer: Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

MEMORIALIZATIONS

RESOLUTION 8-2015

1554 UNION VALLEY LAND TRUST

(Venture Capital Group)

USE & BULK VARIANCE & MINOR SITE PLAN

NO. ZB03-15-01

Block 6301; Lot 5

1554 Union Valley Road; VC Zone

Action: Use variance approval for a non-conforming residential apartment in the Village Commercial (VC) Zone where one acre is required and .501 is provided. Bulk variance for parking requested for a 2-bedroom apartment, 2 spaces requested and 3 are required and maximum square footage for an apartment where 800 square feet is required and 1300 square feet is requested. Minor site plan approval requested for renovation of an existing building with a second floor addition, installation of a new parking lot eliminating on street parking, and any other variance relief requested to approve the applications.

Memorialized: June 23, 2015

Eligible to vote: Russell Curving, Daniel Jurkovic, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Robert Brady

NEW APPLICATIONS:

STEVEN BARKLEY
BULK VARIANCE ZB04-15-02
Block 12402; Lot 5
280 Weaver Road; R-4 Zone

Complete: May 7, 2015
Deadline: Sept. 4, 2015

Bulk variance relief requested for rear yard set back where 50 feet is required 34.3 feet is existing and 21.3 feet is proposed, side yard set back where 50 feet is required 31.07 feet is existing and 12.3 feet is proposed, distance to other buildings where 35 feet is required 31.33 feet is existing and 31.33 feet is proposed, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage enlargement.

DISCUSSION

Draft planner report regarding the review of the Township Land Use Element of the Master Plan

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner
Michael Cristaldi, Alaimo Group, Board Engineer

COMMUNICATIONS

None

LITIGATION

None

APPROVAL OF MINUTES

Regular meeting of March 24, 2015
Regular meeting of April 28, 2015

ADJOURNMENT

Next meeting July 28, 2015