

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

June 27, 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

JOSEPH FONTANA

RESOLUTION NO. 8-2017

USE VARIANCE ZB04-16-05

Block 3401; Lot 21 &

Block 3406; Lot 23

165 Lakeside Road; R-2 Zone

Decided: Use variance application for an expansion of a pre-existing non-conforming use, expanding former motel to 9 residential units.

Approved: May 23, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Steven Castronova, Matthew Conlon, Robert Brady

CAROL & BRUCE HARDY

RESOLUTION 9-2017

USE VAR #ZB08-16-16

Block 4102; Lot 7

140 Long Pond Road; LR Zone

Decided: Use Variance relief for installation of an accessory apartment to include a bathroom and kitchenette in an existing finished space of the lower level of home.

Approved: May 23, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon,
Robert Brady

**YEAR END REPORT
RESOLUTION 10-2017**

Approved: May 23, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon,
Robert Brady

NEW APPLICATIONS

RICHARD BONUCCELLI
BULK VAR. ZB03-17-02
Block 2007; Lot 1
7 Oaklyn Court; LR Zone

Complete: 5/25/17
Deadline: 9/22/17

Bulk variance requested for lot area where there are pre-existing, non-conforming bulk variances for lot area, frontage, width, depth, new variances, side yard setback where 30 feet is required and 12.3 feet and 50.4 feet is existing and 10.5 feet and 34.2 feet is proposed, rear yard setback where 60 feet minimum is required 44.5 feet is existing and 37.9 feet is proposed; front yard where 40 feet minimum is required 12.4 feet is existing and 12.4 is proposed; maximum building coverage where 10% is permitted, 8.2% is existing and 14% is proposed and for such variance relief as the Board deems necessary to permit the construction of a home addition and garage adding to the rear side and rear of the subject dwelling increasing the overall dimensions.

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

LITIGATION

None

APPROVAL OF MINUTES

August 23, 2016

ADJOURNMENT

Next meeting July 25, 2017