

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

June 28, 2011

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:* Ada Erik, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini  
*Chairman:* Robert Brady  
*Alternates:* Russell Curving and Vivienne Erk  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Board Engineer:* Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

**MEMORIALIZATIONS**

**LAURIE EVANCHICK  
RESOLUTION 13-2011  
BULK VAR. ZB03-11-03  
Bl. 6708; Lot 7  
22 Pine Lane; R1 Zone**

*Action:* Bulk variance relief requested for a 6-foot fence for a front yard.  
Allowed is rear or side yard  
*Decided:* May 24, 2011  
*Eligible to vote:* Ada Erik, Steven Castronova, Frank Curcio, Arthur McQuaid, Vivienne Erk, and Robert Brady

**NEW APPLICATIONS**

**RICHARD & ROSEMARIE SONDERGARD  
BULK VARIANCE NO ZB04-11-04  
Block 11203; Lot 2  
108 Larsen Road; LR Zone**

**Complete: May 13, 2011  
Deadline: Sept. 10, 2011**

Bulk variance approval requested for a side yard setback where 30 feet is required 41.3 feet is existing and 27.3 feet is proposed to permit the construction of a 3 season room and deck.

**JAMES & TANYA BROZOWSKI**  
**BULK VAR. ZB04-11-06**  
Block 2601; Lot 42  
221 Point Breeze Dr.; LR Zone

**Complete: May 23, 2011**  
**Deadline: Sept. 20, 2011**

Bulk variance relief requested for a front yard setback where 40 feet is required, 33.43 feet is existing and 27 feet is proposed to permit the construction of a covered front porch 5 feet 8 inches by 26 feet to replace the existing 4 feet 10 inch by 6 feet 10 inch front porch.

**FRANCESCA NELSON**  
**BULK VARIANCE ZB06-11-11**  
Block 6803; Lot 1  
81 Warwick Tpke, CC Zone

**Complete: June 9, 2011**  
**Deadline: Oct. 7, 2011**

Bulk variance relief requested for a 6-foot fence where 3 feet is allowed in a front yard.

### **DISCUSSION**

### **APPROVAL OF INVOICES-BOARD PROFESSIONALS**

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner.

### **COMMUNICATIONS**

None

### **LITIGATION**

None

### **APPROVAL OF MINUTES**

May 24, 2011

### **ADJOURNMENT**

**Next meeting July 26, 2011**

**Addendum to Agenda**

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

**JUNE 28, 2011**  
Regular Meeting

**DISCUSSION ITEM**

**JOSEPH VENGEN**  
**RESOLUTION NO. 10-2011**  
**BULK VARIANCE ZB01-11-01**  
Block 16802; Lot 8  
137 Doremus Road; R-4

Discussion regarding removal of condition #2 on Resolution No 10-2011, which states: Receive approval from the Highlands Council or exemption from them of the requirements of the Highlands regulations.