

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

March 27, 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

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

MEMORIALIZATIONS

ESTATE OF DEMBIA

RESOLUTION NO. 7-2012

BULK & USE VAR. NO ZB12-11-17

Block 3201; Lot 12

Lakeside Road, R-4

Action: Use variance approval for the installation of a septic system on vacant property without a structure to service a house on a separate lot. Associated bulk variance approval as follows:

Block 3201, Lot 12 (vacant land)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.39 ac.
Min. Lot Frontage:	300.0'	170.23'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	155'
Min. Rear Yard Setback:	125.0'	n/a
Min. Front Yard Setback:	125.0'	n/a

Block 3202, Lot 1 (206 Lakeside Drive)

<u>Item</u>	<u>Required</u>	<u>Existing</u>
Min. Lot Area:	4 acres	0.13 ac.
Min. Lot Frontage:	300.0'	169.10'
Min. Lot Width:	300.0'	160'
Min. Lot Depth:	275.0'	41'
Min. Side Yard Setback:	60.0'	54.6'
Min. Rear Yard Setback:	125.0'	0'
Min. Front Yard Setback:	125.0'	5.3'
Max. Bldg. Coverage:	10%	18.6%

Decided: February 28, 2012

Eligible to Vote: Russell Curving, Steven Castronova, Frank Curcio, Arthur McQuaid,
Vivienne Erk, Michael Siesta, Robert Brady

CARRIED APPLICATIONS

FRANCESCO PETROSILLO
BULK VARIANCE NO. ZB12-11-16
Block 10810; Lot 1
645 Otterhole Road, LR Zone

Complete: February 3, 2012
Deadline: June 2, 2012

Bulk variance relief requested for a side yard setback where 30 feet is required 17 exists and 8 is proposed, to construct a home addition.

The application was carried from the February 28, 2012 meeting pending additional information that was to be supplied to the Planning Department.

NEW APPLICATIONS

JEFF WAITZE
BULK VAR. NO. ZB12-11-15
Block 2203; Lot 1
40 Melinda Ct., R-4 zone

Bulk variance relief requested for a side yard setback where 50 feet is required 25.4 feet exists and 7 feet is proposed for the construction of a detached garage.

DISCUSSION

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

Passaic County 175th Anniversary publication

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

February 28, 2012 Regular Meeting

ADJOURNMENT

Next meeting April 24, 2012