

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

March 28, 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

VENTURE CAPITAL GROUP, LLC

RESOLUTION NO. 7-2017

PREL. & FINAL SITE PLAN &

USE & BULK VARIANCE ZB07-16-13

Block 15701; Lot 34

Allison Ave.; HC Zone

Decided: Minor Site Plan approval to reconstruct building, parking lot and access driveway. Use variance for a second floor apartment; bulk variance for no curbing in parking lot and 2 free standing signs.

Approved: February 28, 2017

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

CARRIED APPLICATIONS

JOSEPH FONTANA

APPEAL NO. ZB04-16-05

USE VARIANCE ZB04-16-05

Block 3401; Lot 21 &

Block 3406; Lot 23

165 Lakeside Road; R-2 Zone

Complete: 6-23-16

Deadline: 03-28-17

New Deadline: 05-27-17

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

NEW APPLICATIONS

CAROL & BRUCE HARDY

Complete: 01-20-17

USE VAR #ZB08-16-16

Deadline: 05-20-17

Block 4102; Lot 7

New deadline: 05-23-17

140 Long Pond Road; LR Zone

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. Application carried to the March meeting and the deadline was extended by 3 days. The applicant needed to apply for associated bulk variances, the amended application and fees was received on March 16, 2017 and was not advertised.

DISCUSSION

2016 Report to Mayor and Council, (draft report enclosed)

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

NJ Planner-January-February, 2017

LITIGATION

None

APPROVAL OF MINUTES

none

ADJOURNMENT

Next meeting April 25, 2017