

**Township of West Milford
Zoning Board of Adjustment**

AGENDA

January 22, 2008

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 and the Record 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>	Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Barry Wieser, Frank Curcio
<i>Board Attorney:</i>	Stephen Glatt, Esq.
<i>Board Planner:</i>	William Drew, P.P., AICP
<i>Township Engineer:</i>	Richard McFadden, P.E.

CARRIED APPLICATIONS

EXXON ON THE RUN

Use Variance #0640-0764

Preliminary & Final Site Plan #0620-0274

Variance #0630-0275

Block 15505; Lot 1

2899 State Highway 23

Complete: 8/15/07

Deadline: 12/13/07

Extension: 3/12/08

Request for Use Variance, Bulk Variance and Preliminary and Final Site Plan. Use Variance relief requested for a service station with convenience store, Section 18-10.6 C. Fuel pump, setback where 50 feet is required and 41.42 and 42.4 is proposed, Impervious Coverage where the maximum permitted is 35% and 49.8% is proposed, for Building Coverage where the maximum permitted is 10% and 13% is proposed, and a canopy roof where a pitched roof is required and a flat roof is proposed.

Bulk Variance Section 18-4.4, relief requested for Building Setback where 50 feet is required and 32.56 & 42.69 feet is proposed, Canopy where 50 feet is required and 28.92 & 29.03 is proposed and Section 18-14.4B free standing sign setback 10 feet required and 5 feet is proposed and such other variance relief as the Board deems necessary, so as to permit this structure, in conjunction with preliminary and final site plan.

This application was carried from the October 23, 2007 regular meeting. There were 7 regular members present to hear testimony. They were Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady. Since this meeting Ada Erik and Frank Curcio have listened to the meeting, their statements are in our file. Exhibits from previous meeting are A-1 through A-4.

At the November 27, 2007 meeting the applicant's attorney signed an extension for 90 days.

NEW APPLICATIONS

SCOTT LEONESCU

Use Variance #0740-0789

187 LaRue Road

Block 15401; Lot 51; R4 Zone

Complete: 12/9/07

Deadline: 4/5/08

Request for bifurcated Use variance application to add office space and residential space above existing funeral parlor.

SHOE BOX STORAGE LLC

Use Variance #0740-0788

Block 16005; Lot 16

Paul Street; R-4/CC Zone

Complete: 12/13/07

Deadline: 4/11/08

Request for use variance, bulk variance for front and side yard setback and for issuance of a building permit for a lot not related to an improved street and *De Minimis* Exception approval to construct a new home in the CC Zone.

1952 UNION VALLEY ROAD

Use Variance #0540-0698

Preliminary & Final Site Plan #0420-0167AB

Bulk Variance #0430-0647

***De Minimis* Exception**

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Complete: 1/04/08

Deadline: 5/03/08

Request for Use Variance, Preliminary & Final Site Plan, Bulk Variance, and *De Minimis* Exception approvals to construct a mixed use business consisting of a

service station, convenience store and deli, and two apartments on the second floor of the above referenced site.

Approval of Minutes

December 18, 2007 regular meeting

Communications

New Jersey Planning Officials By-Laws Amendments and Official Voting Ballot for NJPO members.

Adjournment

Next meeting February 26, 2008