

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

**AGENDA**

February 26, 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 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, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini  
*Chairman:* Robert Brady  
*Alternates:* Barry Wieser, Frank Curcio  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Township Engineer:* Richard McFadden, P.E.

**MEMORIALIZATIONS**

**RESOLUTION NO. 1-2008  
STEPHEN GLATT-BOARD ATTORNEY**

*Action:* Approval of contract for the Board Attorney Stephen Glatt  
*Decided:* January 22, 2008  
*Eligible to vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini and Robert Brady

**RESOLUTION NO. 2-2008  
SHOEBOX STORAGE LLC**

Use Variance #0740-0788  
Block 16005; Lot 16  
Paul Street; R-4/CC Zone

*Action:* Approval for a use variance, associated bulk variances 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.

*Decided:* January 22, 2008

*Eligible to vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini and Robert Brady

**RESOLUTION NO. 3-1008**  
**SHOE BOX STORAGE LLC**  
***DeMinimis Exception***  
Use Variance #0740-0788  
Block 16005; Lot 16  
Paul Street; R-4/CC Zone

*Action:* *DeMinimis Exception* for a driveway to be constructed for access to a residential side street, Paul Street since wetlands will be crossed by using Oak Ridge Road.

*Decided:* January 22, 2008

*Eligible to Vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini and Robert Brady

**CARRIED 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 a bifurcated Use variance application to add office space and residential space above existing funeral parlor.

There was testimony taken at the January 22, 2008 meeting. There were 7 regular members and both alternates were present.

**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.

There was testimony taken at the January 22, 2008 meeting. There were 7 regular members and 1 alternate was present. Frank Curcio recused himself from this application.

**NEW APPLICATIONS**

**MICHAEL AND TRACEY LOMBARDI**

**Bulk Variance #0730-0792**

Block 15401; Lot 34, R-4 zone  
11 Meadowview Court

COMPLETE: 1/29/08

DEADLINE: 5/28/08

Bulk variance relief requested for the construction of an addition. Rear yard setback where 125 feet is required, 90 feet is existing and 89.65 feet is proposed. Side yard setback where 60 feet is required, 12 feet is existing and 12 feet is proposed. Front yard setback where 125 feet is required, 36 feet is existing and 29 feet is proposed.

**JOHN & NANCY MC GRATH**

**BULK VARIANCE #0730-0795**

Block 15203; Lot 10, R-4 zone  
30 Longstreak Road

COMPLETE: 1/24/08

DEADLINE: 5/23/08

Bulk variance relief requested for an in-ground pool within the front yard setback on a side street. Request for a 33 foot setback where 42.2 feet is existing.

**Approval of Minutes**

January 22, 2008 meeting.

**Communications**

**Adjournment**

Next meeting March 25, 2008