

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

AGENDA

March 25, 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. 4-2008

MICHAEL AND TRACEY LOMBARDI

Bulk Variance #0730-0792

Block 15401; Lot 34, R-4 zone

11 Meadowview Court

Action: Granted approval for bulk variance relief requested for the construction of an addition. Rear yard setback where 125 feet is required, 90 feet exists and 89.65 feet is proposed. Side yard setback where 60 feet is required, 12 feet exists and 12 feet is proposed. Front yard setback where 125 feet is required, 36 feet exists and 29 feet is proposed.

Decided: February 26, 2008

Eligible to vote: Ada Erik, Francis Hannan, William Lynch, Arthur McQuaid,
Barry Wieser, Frank Curcio and Robert Brady

RESOLUTION NO 5-2008
JOHN & NANCY MC GRATH
BULK VARIANCE #0730-0795
Block 15203; Lot 10, R-4 zone
30 Longstreak Road

Action: Granted approval for 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.

Decided: February 26, 2008

Eligible to vote: Ada Erik, Francis Hannan, William Lynch, Arthur McQuaid,
Barry Wieser, Frank Curcio and Robert Brady

TIME EXTENSION REQUEST

SHILOH BIBLE CAMP
Use Variance #0440-0663
Preliminary & Final Site Plan #0420-0180AB
Bulk Variance #0430-0664
Block 6002; Lot 47
753 Burnt Meadow Road; R-4 Zone

Request for time extension.

APPLICATIONS CARRIED

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

Carried from: 1/22/08 meeting
Complete: 8/15/08
Deadline: 12/13/07
Extension: 5/11/08

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 testimony, 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.

At the January 22, 2008 meeting the applicant's attorney signed an extension for 60 days to have the application heard at the March 25, 2008 meeting.

NEW APPLICATIONS

JON FRANK

Bulk Variance #0830-0801

Block 4601; Lot 9

776 Burnt Meadow Road; R-4 Zone

Complete: 02-29-08

Deadline: 05-30-08

Request for bulk variance and such other variance relief to permit the construction of porch as an addition to an existing structure Side yard setback where 60 feet is required, 48.4 feet exists and 40.8 feet is proposed. Front yard setback where 125 feet is required, 78.2 exists and 71.9 feet is proposed.

BOARD OF ADJUSTMENT DRAFT –2007 ANNUAL REPORT

Discussion

Approval of Minutes

February 26, 2008 meeting

Communications

Township of West Milford 2007 Volunteer of the Year Program

Adjournment

Next meeting April 22, 2008

