

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

**AGENDA**

October 23, 2007

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.

**MEMORIALIZATIONS**

**RESOLUTION NO. 23-2007**

**RICHARD AND KAREN SUMMERS**

Bulk Variance #0630-0755

Block 6902; Lot 29

1771 Union Valley Road; CC Zone

*ACTION:* request for a Bulk Variance for a Rear Yard setback, required 50', existing 51' proposed 26.55'.

*DECIDED:* August 28, 2007

*ELIGIBLE TO VOTE:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Robert Brady

**RESOLUTION No. 24-2007**

**SOMERVILLE LLC**

Use Variance #0740-0779

Preliminary & Final Site Plan #0720-0298AB

Block 2202; Lot 5.01

240 Longhouse Drive, R-4 Zone

*ACTION:* Request for a use variance for use not permitted, and preliminary and final site plan for a 28 X 40 foot addition.

*DECIDED:* September 25, 2007

*ELIGIBLE TO VOTE:* Ada Erik, Francis Hannan, William Lynch, Gian Severini, Barry Wieser, Frank Curcio, Robert Brady

**RESOLUTION No. 25-2007**

**DALE FLORES**

Bulk Variance #0730-0786

Block 2014; Lot 20

452 Lake Shore Drive, LR Zone

*ACTION:* Request for a shed in the front yard, permitted in side or rear yard only.

*DECIDED:* September 25, 2007

*ELIGIBLE TO VOTE:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Gian Severini, Barry Wieser, Robert Brady

**APPLICATIONS CARRIED FROM PREVIOUS MEETING**

**NEIL OTTENS**

**USE VARIANCE #0640-0759**

Block 1907; Lot 1

7 Parlin Court; LR Zone

COMPLETE: 7/16/07

DEADLINE: 11/13/07

Time Extension: 12/13/07

Request for a Use Variance, approval for placement of a septic field on an unimproved lot (Block 1911; Lot 4) and crossing Township right of way with pipes.

The application was carried from the August 28, 2007 meeting. There were 7 regular members and 1 alternate present to hear testimony. They were Ada Erik,

Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Barry Wieser, Robert Brady and Frank Curcio.

The application was carried from the September 25, 2007 meeting as well. There were 7 regular members and 1 alternate present to hear testimony. They were Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Gian Severini, Barry Wieser, Robert Brady and Frank Curcio.

### **NEW APPLICATIONS**

**LINDA GROS**  
**BULK VARIANCE #0730-0785**  
Block 1802; Lot 5  
71 Fairview Drive, LR Zone

COMPLETE: 8/3/07  
DEADLINE: 12/01/07

Bulk Variance relief requested for a front yard setback to permit the construction of a roof over an existing 143 square foot porch.

**DR. GREG RUBINSTEIN**  
**BULK VARIANCE #0730-0783**  
Block 4201; Lot 12  
49 Lake Park Terrace, LR Zone

COMPLETE: 8/15/07  
DEADLINE: 12/13/07

Variance relief requested for 18-3.7D Side yard setback where 30' is required, 20.8' exists and 15' is proposed. For maximum building coverage where 10% is permitted, 12.94% exists and 15.22% is proposed.

**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

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 required is 35% and 49.8% is proposed, for Building Coverage where the maximum required 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.

**BERNARD CONNORS**  
**Bulk Variance #0730-0768**  
Block 14202; Lot 5  
293 Germantown Road; R-3 Zone

COMPLETE: 8/28/07  
DEADLINE: 12/26/07

Bulk variance relief requested for a front yard setback where 100 feet is required, 95 feet exists and 77 feet is proposed and side yard setback where 60 feet is required 62 feet exists and 56 feet is proposed.

**DONALD & DAWN SHERIDAN**  
**BULK VARIANCE #0630-0761**  
Block 7207-Lot 19  
44 Shadowy Lane

COMPLETE: 9/4/07  
DEADLINE: 1/2/08

Request for a Rear yard setback where 60' is required, 48.3' exists and 47' is proposed, and Lot coverage where 10% is the maximum, 10.75% is existing and 14.4% is proposed.

### **APPROVAL OF MINUTES**

September 25, 2007- Regular Meeting Minutes

### **COMMUNICATIONS**

### **MISCELLANEOUS**

### **ADJOURNMENT**