

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

AGENDA

December 18, 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

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

DALE FLORES

RESOLUTION NO. 25-2007

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

NEIL OTTENS

RESOLUTION NO. 26-2007

Use Variance #0640-0759

Block 1907; Lot 1

7 Parlin Court; LR Zone

Action: 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.

Decided: October 23, 2007

Eligible to Vote: Francis Hannan, Daniel Jurkovic, William Lynch, Barry Wieser, Robert Brady

DR. GREG RUBINSTEIN

RESOLUTION NO. 28-2007

Bulk Variance #0730-0783

Block 4201; Lot 12 LR Zone

49 Lake Park Terrace, Hewitt

Action: Variance relief requested for 18-3.7D Side yard setback where a minimum of 30 feet is required, 20.8 feet is existing and 15 feet is proposed. For maximum building coverage where maximum 10% is permitted, 12.94% exists and 15.22% is proposed.

Decided: October 23, 2007

Eligible To Vote: Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Barry Wieser, Robert Brady

BERNARD CONNORS

RESOLUTION NO. 29-2007

Bulk Variance #0730-0768

Block 14202; Lot 5

293 Germantown Road; R-3 Zone

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

Decided: November 27, 2007

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

DONALD & DAWN SHERIDAN
RESOLUTION NO. 30-2007
Bulk Variance #0630-0761
Block 7207-Lot 19, LR Zone
44 Shadowy Lane

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

Decided: November 27, 2007

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

MITCHELL DE NOVA
RESOLUTION NO. 31-2007
Bulk Variance #0730-0784
Block 2101; Lot 2
26 Longhouse Drive, LR Zone

Action: Request for a Rear Yard setback, minimum 60 feet required and 51 feet proposed.

Decided: November 27, 2007

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

GLENN & PAOLA KREGER
RESOLUTION NO. 32-2007
Bulk Variance #0730-0767
Block 2017; Lot 7
25 Longhouse Drive: LR Zone

Action: Request for variances for accessory building coverage, the maximum permitted is 3%, and requesting 4.4%, and for accessory structure within the front yard on a corner lot.

Decided: November 27, 2007

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

THOMAS & ASSUNTA TRAPASSO
RESOLUTION NO. 33-2007
Bulk Variance #0630-0745
Block 6201; Lot 18, LR Zone
31 McKinley Place

Action: Request for minimum distance between buildings where 20 feet is required and 12.5 feet is proposed; side yard where minimum 30 feet is required and 10.4 feet is proposed; front yard where minimum 50 feet is required and 16.9 feet is proposed and maximum building coverage where 10% is permitted and 14.5 % is proposed for construction of a 19 X 22 foot garage

Decided: November 27, 2007

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

APPLICATIONS BEING WITHDRAWN

STRENGTHEN OUR SISTERS, INC.
USE VARIANCE #0740-0772
Block 14701; Lot 53
76 Old Route 23; NC Zone

This application is being withdrawn at the request of Sara Dubinsky, Esq. of the firm of McCarter & English per letter of November 19, 2007 to the Board Attorney.

Use variance request for use not permitted in the NC Neighborhood Commercial zone.

APPROVAL OF MINUTES

November 27, 2007 regular meeting

COMMUNICATIONS

Dates for 2008 Site Inspection and Regular Meeting Schedule

ADJOURNMENT

Next meeting January 22, 2008