

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

AGENDA

September 25, 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

UGL PROPERTY OWNERS ASSOCIATION

RESOLUTION No. 21-2007

Use Variance #0740-0775

Bulk Variance #0730-0776

Preliminary & Final Site Plan #0720-0292AB

Block 2007; Lot 9.03

Lakeshore Drive; LR Zone

ACTION:

Request for a Use Variance, Bulk Variances, and Preliminary and Final Site Plan approval on property located at Lake Shore Drive, Block 2007; Lot 9.03 in the LR Zone with Use Variance relief requested for an accessory structure without a principal structure on the lot, and Bulk Variances for maximum building

coverage and an accessory building in a front yard,
and Preliminary and Final Site Plan approval.

DECIDED: July 24, 2007

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

RICHARD AND KAREN SUMMERS

RESOLUTION NO. 23-2007

Bulk Variance #0630-0755

Block 6902; Lot 29

1771 Union Valley Road; CC Zone

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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

NEIL OTTENS

Use Variance #0640-0759

Block 1907; Lot 1

7 Parlin Court; LR Zone

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.

DALE FLORES

Bulk Variance #0730-0786

Block 2014; Lot 20

452 Lake Shore Drive, LR Zone

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

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.

NEW APPLICATIONS

SOMERVILLE LLC

Use Variance #0740-0779

Preliminary & Final Site Plan #0720-0298AB

240 Longhouse Drive

Block 2202; Lot 5.01

R-4 Zone

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

LINDA GROS

Bulk Variance #0730-0785

Block 1802; Lot 5

71 Fairview Drive, Hewitt NJ

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.

STRENGTHEN OUR SISTERS, INC.

Use Variance #0740-0772

Block 14701; Lot 53

76 Old Route 23; NC Zone

COMPLETE: 8/14/07

DEADLINE: 12/12/07

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

DR. GREG RUBINSTEIN

Bulk Variance #0730-0783

Block 4201; Lot 12 LR Zone

49 Lake Park Terrace, Hewitt

COMPLETE: 8/15/07

DEADLINE: 12/13/07

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

EXXON ON THE RUN

COMPLETE: 8/15/07

Use Variance #0640-0764

DEADLINE: 12/13/07

Preliminary & Final Site Plan #0620-0274
Variance #0630-0275
Block 15505; Lot 1
2899 State Highway 23

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

COMPLETE: 8/28/07

Bulk Variance #0730-0768

DEADLINE: 12/26/07

Block 14202; Lot 5
293 Germantown Road; R-3 Zone
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

COMPLETE: 9/4/07

BULK VARIANCE #0630-0761

DEADLINE: 1/2/08

Block 7207-Lot 19
44 Shadowy Lane

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

August 28, 2007 Regular Meeting Minutes

COMMUNICATIONS

MISCELLANEOUS

NJPO training sessions-confirmation with Board on attendance.

ADJOURNMENT