

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
AGENDA**

November 22, 2011

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

<i>Regular Members:</i>	Ada Erik, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Russell Curving and Vivienne Erk
<i>Board Attorney:</i>	Stephen Glatt, Esq.
<i>Board Planner:</i>	William Drew, P.P., AICP
<i>Board Engineer:</i>	Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

MEMORIALIZATIONS

ARVE DYVIK

RESOLUTION NO. 21-2011

BULK VARIANCE ZB04-11-05

Block 4201; Lot 16

41 Lake Park Terr.; LR Zone

Action: Approval for a bulk variance for a rear yard set back where 60 feet is required, 43 exists and 36 is requested for the construction of an addition.

Approved: October 25, 2011

Eligible to vote: Ada Erik, Frank Curcio, Arthur McQuaid, Vivienne Erk, Robert Brady

CARRIED APPLICATIONS

RONALD HEDDY

BULK VAR. ZB07-10-09

Bl. 7515; Lot 2

7 Ash Road, LR Zone

Complete: July 27, 2011

Deadline: Nov. 24, 2011

Extension: February 22, 2011

Bulk variance relief requested for building coverage where 10% is allowed, 10.32% exists and 11.44% is proposed. Also accessory coverage where 3 % is allowed, 2.28% exists and 8.4% is proposed for enlarging a 12 X 20 foot garage to 30 X 30 foot garage and a 10 X 12 foot addition.

The Applicant requested a carry to the December 13, 2011 meeting. Prior to the meeting the applicant will be submitting revised plans showing the garage attached to the principle dwelling instead of being an accessory structure. The applicant signed a 60-day time extension, which makes the deadline date February 22, 2011.

NEW APPLICATIONS

**LUPANO, CARLO & ELIZABETH
BULK VARIANCE #ZB05-11-08**

**Complete: Sept. 27, 2011
Deadline: Jan. 25, 2012**

Block 4401; Lot 12
837 E. Shore Rd., (aka Storms Island Road)
LR Zone

Bulk Variance approval requested for location of a 2 car garage. Allowed is side or rear yard, proposed is the front yard. Variance approval for size, maximum allowed is 600 square feet and 784 square feet is proposed.

This application was carried from the October 25, 2011 meeting at the applicant's request.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner, Robert C. Kirkpatrick, Board Substitute Planner and Michael Cristaldi, Alaimo Group, Board Engineer

COMMUNICATIONS

New Jersey Planner -September, 2011

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment

APPROVAL OF MINUTES

October 25, 2011

ADJOURNMENT

Next meeting December 13, 2011