

# MEETING CANCELLED DUE TO INCLEMENT WEATHER

## TOWNSHIP OF WEST MILFORD ZONING BOARD OF ADJUSTMENT

### AGENDA

November 27, 2012

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:* Russell Curving, Vivienne Erk, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid,  
*Chairman:* Robert Brady  
*Alternates:* Michael Siesta, Michael Gerst  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Board Engineer:* Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

### MEMORIALIZATIONS

#### **DAVID & HELEN WALL**

#### **RESOLUTION 17-2012**

#### **BULK VARIANCE #ZB04-12-05**

Block 3511; Lot 4

74 Lakeside Road; R-1 Zone

Bulk variance approval for lot size where 1 acre is required and .399 acre exists and interior size where 600 square feet is allowed and 1336.5 is proposed for a 2<sup>nd</sup> floor mother/daughter apartment.

#### **JOSEFA CUBELO**

#### **RESOLUTION NO. 18-2012**

#### **BULK VARIANCE #ZB07-12-10**

Block 2509; Lot 1

50 Passaic Drive, LR Zone

Bulk Variance approval for a rear yard setback where 10 feet is required and 3 feet is proposed and maximum accessory building coverage where 3% is allowed and 6.1% is proposed for the construction of a 2 car garage with car port 34 feet wide X 26 feet deep.

### CARRIED APPLICATIONS

#### **HAFTEK PROPERTIES, LLC**

#### **APPEAL NO. ZB04-12-06**

Block 4601; Lot 21, LMI Zone

Greenwood Lake Tpke & Burnt Meadow Road

**Complete:** April 5, 2012

**Deadline:** August 3, 2012

**Extension:** December 15, 2012

Request for an Appeal of the Zoning Officer's decision denying a zoning permit for off site advertising. This application was carried from the May 22, 2012 meeting. The applicant did not send the notice to all of the property owners on the certified tax list, the Zoning Officer was not able to attend the meeting and there was only a 5 member Board. The application was carried to the June Meeting. At which time the applicant was given the opportunity to request a carry and return for the July meeting with additional information for the appeal or perhaps changing the application and applying for a use variance which would require additional legal notices and also the required property owner notice.

### **NEW APPLICATIONS**

**HAFTEK PROPERTIES, LLC**  
**USE VARIANCE # ZB08-12-11**  
Block 4601; Lot 21, LMI Zone  
Greenwood Lake Tpke & Burnt Meadow Road

**Complete: August 17, 2012**  
**Deadline: Dec. 15, 2012**

Use variance requested for the continued use of a pre-existing non-conforming sign on the property (off site advertising)

**MC DONALD'S CORP.**  
**USE AND BULK VARIANCE #ZB11-11-14**  
**PREL & FINAL SITE PLAN ZB11-11-14**  
Block 6303; Lot 14 & 15  
41 Marshall Hill Road, CC Zone

**Complete: November 13, 2012**  
**Deadline: March 13, 2012**

Preliminary and final site plan, d (3) conditional use variance, d (1) use variance and associated bulk variance approvals for the reconstruction of the McDonald's. The proposal is also for installation of a freestanding sign and other improvements there are other pre-existing nonconforming site conditions associated with the application (see attached). Any additional variances

### **DISCUSSION**

List of 2013 meeting dates for approval.

### **APPROVAL OF INVOICES-BOARD PROFESSIONALS**

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner and Michael Cristaldi, Alaimo Group, Board Engineer, Michael Hakim, Landscape Architect

### **COMMUNICATIONS**

#### **PENDING LITIGATION**

Grawehr VS West Milford Zoning Board of Adjustment

#### **APPROVAL OF MINUTES**

September 18, 2012

#### **ADJOURNMENT**

Next meeting December 18, 2012