

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

October 24, 2017

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, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Matthew Conlon, Steven Castronova
Board Attorney: Stephen Glatt, Esq.
Sub. Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Michael Cristaldi, P.E., P.P., Alaimo Group

MEMORIALIZATIONS

**ROBERT (BUDDY) FOREST
RESOLUTION 11-2017
BULK VARIANCE ZB09-16-19**

Block 411; Lot 1
Larchmont Drive (Vacant); LR Zone

Decided: Bulk variance approval for lot frontage where 120 feet is required, 0 exists and 89 is proposed and such other variance relief as the Board deems necessary to construct a 3,490 square foot single family residential dwelling.

Approved: August 22, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Steven Castronova, Robert Brady

**JAMES HENNEN
RESOLUTION 12-2017
BULK VARIANCE #ZB05-17-03**

Block 4902; Lot 2
105 Kitchell Lake Drive; R-4 Zone

Decided: Bulk variance relief approved for a rear yard setback where 125 feet is required and 85 feet is proposed to install a roof over an existing 360 square foot patio.

Approved: August 22, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Steven Castronova, Robert Brady

**NEWARK WATER & SEWER UTILITY
RESOLUTION 13-2017
Preliminary & Final Site Plan #ZB12-16-22
With Use & Bulk Variances
Block 14102; Lot 1
Rt. 23; R-4 Zone**

Decided: The property is in the R-4 zone and is a conditional use in that zone (“Public Utilities and Essential Services not designed to serve an immediate neighborhood”).

The conditional use variances (D-3) include:

§500-96B 1 – requiring a 30 foot buffer to a residential use or zone line

§500-96B 2 – requiring a 20 foot buffer along any other property line

§500-96C – requiring a landscape strip along the front yard of 25 feet parallel to the street line.

Several “c” variances were also approved, which include:

§500-66D – an accessory building that exceeds 1,500 square feet in size.

§500-66F – for accessory building located in the front yard along Route 23 North.

§500-12A – for a front yard setback less than the required 125 feet front yard setback in the R-4 zone.

To permit the construction of the proposed residuals treatment facility.

Approved: August 22, 2017

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Steven Castronova, Robert Brady

**KATHLEEN R. NICOLETTI
RESOLUTION 14-2017
BULK VARIANCE #ZB05-17-04
Block 6710; Lot 8
58 Spring Ave.; R-1 Zone**

Decided: Bulk variance relief requested for a side yard setback where 30 feet is required 16.3’exists and 5.3’ is proposed and for lot coverage where 10% or 750 square feet is allowed 14.42% or 1082 square feet exists and 19.72% or 1482 square feet is proposed for the construction of a 368 square foot one bay attached garage.

Approved: September 26, 2017

Eligible to vote: Daniel Jurkovic, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Robert Brady

**CFA CUSTOM HOMES INC
RESOLUTION 15-2017
MINOR SUBDIVISION AND
BULK VARIANCE ZB05-17-05
Block 9501; Lot 19.02
144 Wesley Drive; R3 Zone**

Decided: Minor subdivision creating one additional lot from Homestead lot, Bulk variance relief requested for new lot width where 250 feet is required, 80.4 feet is proposed. Existing lot width where 250 is required 122.2 feet is existing and proposed, Lot frontage where 125 feet is required, 100 feet is existing and proposed for the construction of a single family home.

Approved: September 26, 2017

Eligible to vote: Daniel Jurkovic, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Robert Brady

ED & MARION MARZORATI
RESOLUTION 16-2017
BULK VARIANCE #ZB01-17-01
Block 604; Lot 13
89 Witte Road; LR Zone

Decided: Bulk variance relief requested for side yard setback where 30 feet is required, 15.43 & 20.29 feet are existing, 14.56 and 6.5 feet are proposed; rear yard setback where 60 feet is required 34.22 feet is existing and 33.26 is proposed; lot coverage where 10% maximum is allowed, 11.44% is existing and 15.61% is proposed for the construction of an attached garage.

Approved: September 26, 2017

Eligible to vote: Daniel Jurkovic, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Robert Brady

NEW APPLICATIONS

PETER STIENSTRA
BULK VARIANCE ZB06-17-06
Block 8602; Lot 8
82 Continental Road; R-2 Zone

Complete: 8/30/17
Deadline: 12/28/17

Bulk variance relief requested for a 723 square foot apartment in the existing home, 1 acre required existing and proposed 1/3 acre; apartment size where the minimum is 300 square feet is required, 600 square feet is the maximum and 723 square feet is proposed and parking required is 4 spots 2 per dwelling existing is 2 proposing 4.

ANDREW MILLER
BULK VARIANCE ZB07-17-07
Block 3107; Lot 19
22 Somerville Rd.; R-2 Zone

Complete: 9/28/17
Deadline: 1/26/18

Bulk variance relief requested for accessory building location where side or rear yard is allowed and the front yard is proposed. Front yard setback where 75 feet is required and 20 feet is proposed for the construction of a 40 X 24 square foot detached garage.

MICHAEL CAPRIONI
BULK VARIANCE #ZB08-17-09
Block 3003; Lot 2
55 Glendale Rd.; LR Zone

Complete: 10/4/17
Deadline: 2/1/18

Bulk Variance relief requested for a front yard setback where 40 feet is required, 34.9 feet is existing and 23 feet is proposed for the construction of a 1 ½ story, 293 square foot addition.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Michael Cristaldi, Alaimo Group, Board Engineer

COMMUNICATIONS

None

LITIGATION

None

APPROVAL OF MINUTES

August 22, 2017

September 26, 2017

ADJOURNMENT

Next meeting November 28, 2017

Addendum to Agenda

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

**October 24, 2017
Regular Meeting**

DISCUSSION

2018 Meeting Dates