

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

October 25, 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**

**TIM BOLDUC**

**RESOLUTION NO. 22-2011**

**BULK VARIANCE #ZB08-11-12**

Block 9408; Lot 3

48 Alvin Road, R-3 Zone

<i>Action:</i>	Bulk variance approval for a side yard set back where 15 feet is required and 2 feet is proposed for the construction of a storage shed.
<i>Approved:</i>	September 27, 2011
<i>Eligible to vote:</i>	Ada Erik, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Gian Severini and 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: Dec. 24, 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.

Applicant requested a carry to the October 25, 2011 meeting. The applicant signed a 30 day time extension, which makes the deadline date December 24, 2011.

**ARVE DYVIK**  
**BULK VARIANCE ZB04-11-05**  
Block 4201; Lot 16  
41 Lake Park Terr.; LR Zone

**Complete: Aug. 1, 2011**  
**Deadline: Nov. 29, 2011**  
**Extension: Dec. 29, 2011**

Bulk variance relief requested for a rear yard setback where 60 feet exists and 49.5 feet is proposed for a 7 foot by 22-foot addition.

The applicant requested a postponement to the September 27, 2011 meeting for additional information to be provided to the Board.

### **NEW APPLICATIONS**

**LUPANO, CARLO & ELIZABETH**  
**BULK VARIANCE #ZB05-11-08**  
Block 4401; Lot 12  
837 E. Shore Rd., LR Zone

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

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 matter will be carried)

### **DISCUSSION**

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

Review and approval of invoices for Stephen Glatt, Board Attorney, William Drew, Board Planner. Robert C. Kirkpatrick, Substitute Planner

### **COMMUNICATIONS**

**PENDING LITIGATION**

**RESOLUTION NO. 23-2011  
CLOSED SESSION**

- Update from the attorney regarding Grawehr Vs West Milford Zoning Board of Adjustment

**APPROVAL OF MINUTES**

September 25, 2011

**ADJOURNMENT**

**Next meeting November 22, 2011**

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