

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

AGENDA

October 28, 2014

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, Steven Castronova, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Michael Siesta, Clint Space
Board Attorney: Stephen Glatt, Esq.
Board Planner: William Drew, P.P., AICP
Board Engineer: Michael Cristaldi, P.E., P.P., Associate, Alaimo Group

MEMORIALIZATION

DAVID & LUCRECIA KNEPPEL

RESOLUTION NO. 11-2014

USE VARIANCE # ZB05-14-08

Block 12306; Lot 3

10 Crescent Road; LR Zone

Action: Denial of use variance approval for 2 dwellings on one lot intending for the property to have a 2 family use. (The appeal application was not pursued)

Decided: September 23, 2014

Eligible to Vote: Russell Curving, Steven Castronova, Michael Siesta, Robert Brady

OAK RIDGE PRESBYTERIAN CHURCH

RESOLUTION NO. 12-2014

USE & BULK VARIANCE ZB2-14-01

Block 16201; 39

321 Oak Ridge Rd.; R-4

Action: Subdivision approval to subdivide the church building from the residence, use variance approval; the standards of conditional use are not met and bulk variance approval requested for lot size where 4 acres is required 4.36 acres is existing and 2.36 acres are proposed; front yard set back 125 feet is required, 50 feet is existing and 50 feet is proposed and side yard set back where 60 feet is required 308 feet is existing and 35 feet is proposed.

Decided: September 23, 2014

Eligible to Vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Robert Brady

**FREDERICK'S FUEL & HEATING SERVICE
RESOLUTION NO. 13-2014**

USE & BULK VARIANCE ZB10-13-09

Block 16001; Lot 6
Route 23, HC Zone

Action: Use variance approved for distance between billboards required is ¼ mile proposed is approx 135 feet. Bulk variances approved for lot area, 1 acre required, .43 acres existing and proposed. Lot frontage 150 feet required and 145.15 feet is existing and proposed. Lot depth 150 feet is required and 116.73 is proposed and existing.

Decided: September 23, 2014

Eligible to Vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Robert Brady

**JENNIFER HUBINGER
BULK VARIANCE ZB05-14-04**

Block 13101; Lot 13
308 High Crest Dr.; LR Zone

Action: Application dismissed without prejudice.

Decided: September 23, 2014

Eligible to Vote: Russell Curving, Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Robert Brady

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

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

COMMUNICATIONS

None

LITIGATION

None

APPROVAL OF MINUTES

Regular Meeting –September 23, 2014

ADJOURNMENT

Next meeting November 25, 2014