

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

AGENDA

September 18, 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

CARRIED APPLICATIONS

HAFTEK PROPERTIES, LLC

APPEAL NO. ZB04-12-06

Complete: April 5, 2012

Deadline: August 3, 2012

Extension: October 2, 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.

The following Board Members were present for this application: Steven Castronova, James Olivo, Frank Curcio, Arthur McQuaid, Vivienne Erk, Michael Siesta, and Michael Gerst. Robert Brady listened to a CD of the meeting.

NEW APPLICATIONS

DAVID & HELEN WALL

BULK VARIANCE #ZB04-12-05

Complete: July 6, 2012

Deadline: Nov. 3, 2012

Block 3511; Lot 4
74 Lakeside Road; R-1 Zone

Bulk variances requested for lot size where 1 acre is required and .399 acre exists and interior where 600 square feet is allowed and 1336.5 is proposed for a 2nd floor apartment.

JOSEFA CUBELO
BULK VARIANCE #ZB07-12-10
Block 2509; Lot 1
50 Passaic Drive, LR Zone

Complete: Aug. 16, 2012
Deadline: Dec. 14, 2012

Bulk Variance relief 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.

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)

DISCUSSION

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

COMMUNICATIONS

PENDING LITIGATION

Grawehr VS West Milford Zoning Board of Adjustment
Copy of court order

APPROVAL OF MINUTES

June 26, 2012 Regular Meeting
July 24, 2012 Regular Meeting

ADJOURNMENT

Next meeting October 23, 2012