

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

AGENDA

September 23, 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

<i>Regular Members:</i>	Russell Curving, James Olivo, Steven Castronova, Arthur McQuaid, Frank Curcio, Michael Gerst
<i>Chairman:</i>	Robert Brady
<i>Alternates:</i>	Michael Siesta, Clint Space
<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

MEMORIALIZATION

JOHN P. CLARKE, II

RESOLUTION NO. 9-2014

BULK VARIANCE ZB05-14-05

Block 10301; Lot 5

147 Maple Road; R-4

Action: Bulk variance approval for a front yard set back 125 feet required, 48.15 feet exists and 47 feet is proposed; rear yard set back 125 feet required, 66.9 feet exists and 46 feet is proposed and side yard where 60 feet is required, 35.34 exists and 29 feet is proposed for an addition to a single family dwelling with 2 new bedrooms, living space and new attached garage.

Decided: July 22, 2014

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

MICHAEL AND SHANNON KIMAK

RESOLUTION NO. 10-2014

BULK VARIANCE ZB06-14-09

Block 5403; Lot 2

6 Pontiac Ct.; R-1 Zone

Action: Bulk variance relief approval for a 12 X 18 foot shed location allowed in side or rear yard and proposed in front yard. The applicant's home is located on a thru lot and it is considered to have two front yards.

Decided: August 26, 2014

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

CARRIED APPLICATIONS

DAVID & LUCRECIA KNEPPEL

APPEAL # ZB04-14-03

USE VARIANCE # ZB05-14-08

Block 12306; Lot 3

10 Crescent Road; LR Zone

Complete: 6/12/14

Deadline: 10/10/14

Appeal application for denial of Zoning Permit for a multi family dwelling, the proposal was denied, the use is not allowed in the zone, applicant's documents indicate it is a pre-existing non-conforming use. Use variance approval requested for 2 dwellings on one lot intending for the property to have a 2 family use.

The application was carried at the request of the Board the applicant did not give the Board an Extension. Board members present were Russell Curving, Steven Castronova, Frank Curcio, Arthur McQuaid, Michael Gerst, Michael Siesta, Robert Brady

NEW APPLICATIONS

OAK RIDGE PRESBYTERIAN CHURCH

USE & BULK VARIANCE ZB2-14-01

Block 16201; 39

321 Oak Ridge Rd.; R-4

Complete: 7/9/14

Deadline: 11/6/14

Subdivision approval requested 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.

FREDERICK'S FUEL & HEATING SERVICE

USE & BULK VARIANCE ZB10-13-09

Block 16001; Lot 6

Route 23, HC Zone

Complete: 7/25/14

Deadline: 11/22/14

Use variance requested for distance between billboards required is ¼ mile proposed is approx 135 feet. Bulk variances requested 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.

JENNIFER HUBINGER

BULK VARIANCE ZB05-14-04

Block 13101; Lot 13

308 High Crest Dr.; LR Zone

Complete: 7/29/14

Deadline: 11/26/14

Bulk variance approval requested for pool location where the rear and side yard is allowed and the front yard is proposed, shed setback 40 feet is required 34.8 feet is existing and 10 feet is proposed. Shed location required side or rear yard front yard is proposed. Fence height 4 foot maximum allowed, requested is 6 feet.

DISCUSSION

2015 Meeting Dates

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 –August 26, 2014

ADJOURNMENT

Next meeting October 28, 2014