

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

September 27, 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**

**RICHARD & ROSEMARIE SONDERGARD**

**RESOLUTION NO. 19-2011**

**BULK VARIANCE NO ZB04-11-04**

Block 11203; Lot 2

108 Larsen Road; LR Zone

*Action:* Bulk variance approval for a side yard setback where 30 feet is required 41.78 feet exists and 28.1 feet is proposed to permit the construction of a 3-season room and deck.

*Approved:* August 23, 2011

*Eligible to vote:* Ada Erik, Arthur McQuaid, Russell Curving, Vivienne Erk, Robert Brady

**CARRIED APPLICATIONS**

**JAMES CAMPION**  
**RESOLUTION NO: 20-2011**  
**BULK VARIANCE #ZB05-11-09**  
Block 168.02; Lot 9  
129 Doremus Road, R-4 Zone

**Complete: July 26, 2011**  
**Deadline: Nov. 23, 2011**  
**Extension: Dec. 23, 2011**

Bulk variance relief requested for a front yard setback where 125 feet is required and 13 feet is proposed to extend an existing porch, adding a 2<sup>nd</sup> level deck over new 5 foot deck changing it from a 4 feet 10 inch depth to a 11 feet 10 inch depth.

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

**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**

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**

**TIM BOLDUC**  
**BULK VARIANCE #ZB08-11-12**  
Block 9408; Lot 3  
48 Alvin Road, R-3 Zone

**COMPLETE: Aug 30, 2011**  
**DEADLINE: Dec. 28, 2011**

Bulk variance relief requested for a rear yard set back where 15 feet is required and less than 2 feet is proposed for the construction of a storage shed.

**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**

**LITIGATION**

Grawehr Vs West Milford Zoning Board of Adjustment

**APPROVAL OF MINUTES**

August 23, 2011

**ADJOURNMENT**

**Next meeting October 25, 2011**