

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

**April 23, 2019**

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, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst  
*Chairman:* Robert Brady  
*Alternates:* Matthew Conlon, Steven Castronova  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* Kenneth Ochab, Kenneth Ochab Assoc., LLC  
*Board Engineer:* Patrick D. McClellan, P.E., MCB Engineering

**MEMORIALIZATIONS**

**RANDA INVESTMENTS**

**RESOLUTION 13-2018**

**USE AND BULK VARIANCE #ZB02-18-02**

Block 7601; Lot 2

1463 Union Valley Road; VC Zone

***Decided:*** Denial of a use variance application for a 10 Unit Townhouse/Apartment complex in the village commercial zone (VC)

***Denied:*** July 24, 2018

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

**ARTHUR HUSK**

**RESOLUTION 7-2019**

**Bulk Variance ZB-01-19-03**

Block 7608; Lot 1

119 Pinecliff Lake Dr.; LR Zone

***Decided:*** Bulk Variance relief approved for location of an accessory structure where side or rear yard is allowed and front yard is proposed where the lot is considered to have two front yards, due to a dedicated fire lane along one side of the property line.



-Section 500-31.B

Required: Maximum floor area of 800 square feet per unit

Proposed: 1,340 square feet floor area per unit

-Section 500-31.D

Required: No apartment access through individual exterior doors

Proposed: Apartment access through exterior doors

**FRANK MCELROY**  
**Use & Bulk Variance ZB 09-18-12**

**Complete: 2/14/2019**

**Deadline: 7/24/2019**

Block 2509; Lot 6  
 62 Passaic Drive, LR Zone

Use variance relief requested to place a 10 foot by 65.5 foot, (656.2 s.f.) in-ground swimming pool in the front yard, where the use is not permitted.

Bulk variance relief requested for the proposed construction of a 1,531.2 s.f. dwelling 1,122.5 s.f. attached garage, driveways and walkways with variances requested for side yard setbacks, front yard setback, primary building coverage, and building height.

LR - LAKESIDE RESIDENTIAL ITEM	ZONE REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	8,818 S.F	8,818 S.F.
LOT FRONTAGE (PASSAIC)	120'	40.04'	40.04'
LOT FRONTAGE (LAKE SHORE)	120'	40.00'	40.00'
LOT WIDTH	120'	40.00'	40.00'
LOT DEPTH	150'	220.5'	220.5'
SIDE YARD, EACH	30'	2.94'/8.44'	3.0'/9.0'
REAR YARD	60'		
FRONT YARD (PASSAIC)	40'	29.1'	36.7'
FRONT YARD (LAKE SHORE)	40'	156.0'	122.9'
PRIMARY BUILDING COVERAGE	881.8 S.F. 10%	851.7 S.F. 9.7%	1,531.3 S.F. 17.4%
BUILDING HEIGHT <sup>2</sup>	35'	UNKNOWN	37.15'

**GREENWOOD LAKE SERVICES**  
**APPEAL ZB 01-19-01**

**Complete: 2/15/2019**

**Deadline: 6/15/2019**

Block 3107; Lot 1  
 322 Lakeside Road; LR Zone

The Applicant appeals the Zoning Official's decision that the proposal is an expansion of a pre-existing non-conforming use and the proposed survey does not show the current conditions.

**DISCUSSION**

**APPROVAL OF INVOICES-BOARD PROFESSIONALS**

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Patrick McClellan, MCB Engineering, Board Engineer

**COMMUNICATIONS**

The New Jersey Planner for January/February 2019

**LITIGATION**

None

**APPROVAL OF MINUTES**

March 19, 2019

**ADJOURNMENT**

**Next meeting May 21, 2019 at 7:30 p.m.**