

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

**AGENDA**

July 22, 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**

**ANTHONY & DIANA MELIONE**

**RESOLUTION NO. 7-2014**

**BULK VARIANCE ZB03-14-02**

Block 9408; 1

9 Evelyn Drive, R-3 Zone

*Action:* Bulk variances approved under Section 500-12B for both side yard set backs; 40 feet required, 19.8 feet exists and 10 feet is proposed and side yard set back; 40 feet required 40 feet exists and 30 feet is proposed for additional living space for additional living space for parents and front porch addition.

*Decided:* June 24, 2014

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

**JULIE ANN CANGIALOSI**

**RESOLUTION NO. 8-2014**

**BULK VARIANCE ZB05-14-06**

Block 1810; Lot 8

674 Lakeshore Dr., LR Zone

*Action:* Bulk variance approved for a 6 foot privacy fence between two properties partially in the front yard.

*Decided:* June 24, 2014

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

**CARRIED APPLICATIONS**

**JOHN P. CLARKE, II  
BULK VARIANCE ZB05-14-05**

**Complete: 6/9/14  
Deadline: 10/7/14**

Block 10301; Lot 5  
147 Maple Road; R-4

Bulk variance relief requested 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; side yard set back 60 feet is required 98.5 feet exists and 73 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.

The application was carried for additional information to be provided by the applicant or the applicant's Engineer, with regard to possible water issues on the lot, combining/not combining with surrounding lots and any questions board members may have. (Michael Siesta left during the testimony of this applicant at 10:11)

Board Members present were: Russell Curving, Steven Castronova, James Olivo, Frank Curcio, Michael Gerst, Michael Siesta, Robert Brady

**WITHDRAWN APPLICATIONS**

**METRO DANCE ACADEMY-CHRISTINA EVERS  
USE VARIANCE ZB02-14-01**

**Complete: 6/6/14  
Deadline: 10/4/14**

Block 6002; Lot 35  
64 Airport Road, LMI Zone

The applicant contacted the Secretary to request withdrawing her Use Variance Application.

**NEW APPLICATIONS**

**DAVID & LUCRECIA KNEPPEL  
APPEAL # ZB04-14-03  
USE VARIANCE # ZB05-14-08**

**Complete: 6/12/14  
Deadline: 10/10/14**

Block 12306; Lot 3  
10 Crescent Road; LR Zone

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.

This application was postponed at the request of the applicant's attorney due to an error with the legal notice.

**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 – June 24, 2014

**ADJOURNMENT**

**Next meeting August 26, 2014**