

# TOWNSHIP OF WEST MILFORD

## ZONING BOARD OF ADJUSTMENT

### AGENDA

February 24, 2004

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 Record and Suburban Trends 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) 728-2895.*

### PLEDGE

### ROLL CALL

**Regular Members:** Thomas Bigger, Robert Brady, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic and Arthur McQuaid  
**Alternates:** Ed Spirko  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

### MEMORIALIZATIONS

**RISTO NIKOLOVSKI**

**Resolution #2-2004**

Bulk Variance #0330-0636

Block 811; Lot 14

Shadyside Road; LR Zone

**GRANTED:** Bulk variances for lot area, lot frontage, lot width and front yard setback.

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Daniel Jurkovic and Robert Brady

**HIGH CREST LAKE LODGE, INC.**

**Resolution #3-2004**

**Preliminary & Final Site Plan #0120-0096AB**

Block 13002; Lot 9

High Crest Drive/Hearthstone Drive; R-2 Zone

**GRANTED:** One-year extension of time

**Eligible to vote:** Daniel Jurkovic, Arthur McQuaid and Robert Brady

## **AMENDMENTS**

**PETER ESPOSITO**

COMPLETE 02-02-04

**Mountain Lakes Autowash**

DEADLINE 03-18-04

**Amended Preliminary & Final Site Plan**

**#0420-0120AB**

Block 6701; Lot 13

1946 Union Valley Road; CC Zone

Applicant has filed for amended preliminary and final site plan approval for a change to the landscaping plan and a 10-foot extension of the portico. The previous plan showed the portico as being 20 feet in length. The applicant is now proposing it to be 30 feet in length.

## **NEW APPLICATIONS**

**1855 GLT, LLC**

COMPLETE 10-31-03

**Preliminary & Final Site Plan #0320-0139AB**

DEADLINE 04-28-04

**Bulk Variance #0330-0639**

Block 3703; Lot 14

1855 Greenwood Lake Tpke; LC Zone

Request for commercial building with Laundromat and two apartments.

This application does not comply with Sections 18-4.5, 18-9.4, 18-9.9, and 18-9.12 of the Land Development Ordinance for the following reasons: buffers, wall height, no loading zone and driveway separation distance.

## **MINUTES**

Approval of Minutes of the January 15, 2004 Regular Meeting.

Approval of Minutes of the January 15, 2004 Reorganization Meeting.

Approval of Minutes of the December 18, 2003 Meeting.

Approval of Minutes of the November 25, 2003 Meeting.

Approval of Minutes of the November 18, 2003 Meeting.

Approval of Minutes of the March 25, 2003 Meeting.

Approval of Minutes of the March 20, 2003 Meeting.

Approval of Minutes of the January 23, 2003 Meeting.  
Approval of Minutes of the November 21, 2002 Meeting.  
Approval of Minutes of the November 27, 2001 Meeting.

## **MISCELLANEOUS**

Discussion of Annual Report, Resolution #4-2004.

## **ADJOURNMENT**