

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

March 22, 2005

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 and The Record 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, Daniel Jurkovic, Arthur McQuaid and Ed Spirko
Alternates: Thomas Lemanowicz and Ada Erik
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

CONTINUED PUBLIC HEARINGS

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| RONALD & PATRICIA SHERRY | COMPLETE | 09-20-04 |
| Bulk Variance #0430-0686 | DEADLINE | 06-17-05 |
| Block 4301; Lot 38 | | |
| 31 Forest Lake Drive; LR Zone | | |
| Construction of garage | | |

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure location, side yard setback and lot coverage.

The application was carried from the November 23, 2004, January 25, 2005 and February 22, 2005 public hearings. Eight members present to hear testimony at the November and January meetings were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady. No testimony was taken at the February 22, 2005 meeting.

SHILOH BIBLE CAMP, INC. COMPLETE 10-01-04
Use Variance #0440-0663 DEADLINE 06-28-05

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2), an expansion of a pre-existing, non-conforming use, for an addition of a gymnasium/meeting room/apartment facility and amended to request permission for outdoor storage of a maximum of ten (10) vehicles.

Preliminary & Final Site Plan #0420-0180AB

Bulk Variance #0430-0664

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

The application was carried from the December 16, 2004, January 25, 2005 and February 22, 2005 public hearings. Six members present to hear testimony at the December 16, 2004 meeting were Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady. No testimony was taken at the January 25, 2005 or the February 22, 2005 meeting.

MIKE DONADIO COMPLETE 12-01-04
Bulk Variance #0430-0688 DEADLINE 06-29-05

Block 9901; Lot 38

33 Wooley Road; R-4 Zone

Construction of a single-family dwelling and conversion of existing dwelling into the accessory structure.

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for lot area, lot frontage, lot width, accessory structures: distances to side lines, distance to rear line, location, and such other variance relief as the Board deems necessary, so as to permit the construction of a new single-family

dwelling, the conversion of the existing dwelling into an accessory structure and the construction of a shed, a garage, and a pole barn.

The application was carried from the February 22, 2005 public hearing. Nine members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz, Ada Erik and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

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| JOHN PANARIELLO | COMPLETE | 12-27-04 |
| Use Variance #0440-0694 | DEADLINE | 05-26-05 |
| Block 11103; Lot 5.02 | | |
| 602 Snake Den Road; R-4 Zone | | |

Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d(1) for an accessory building on a lot that does not contain a principal structure.

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| GREGORY THOMASES | COMPLETE | 01-06-05 |
| Bulk Variance #0430-0666 | DEADLINE | 06-05-05 |
| Block 4101; Lot 6 | | |
| 166 Long Pond Road; LR Zone | | |
| Construction of an addition | | |

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of rear yard setback and lot coverage.

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| ROBERT MAZZOCCHI | COMPLETE | 01-14-05 |
| De Minimis Exception | DEADLINE | 06-13-05 |
| Block 504; Lot 1 | | |
| Clubhouse Trail; LR Zone | | |
| <i>De Minimis</i> exception from the Residential Site Improvement Standards – | | |
| New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, | | |
| drainage and graded area. | | |

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| Bulk Variance #0430-0689 |
| Block 504; Lot 1 |
| Clubhouse Trail; LR Zone |

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of lot frontage, lot width, lot depth, side yard setback, rear setback and relief from the MLUL C.40:55D-35 requirement that no permit

for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure.

OMNIPOINT COMMUNICATIONS, INC. COMPLETE 01-24-05
WATER TREATMENT PLANT DEADLINE 05-24-05

Use Variance #0440-0681

Block 14102; Lot 1

Center Island, Route 23; R-4 Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d for a new, unmanned, wireless telecommunications facility.

Preliminary & Final Site Plan

Block 14102; Lot 1

Center Island, Route 23; R-4 Zone

New, unmanned, wireless telecommunications facility.

VINCENT LANZA COMPLETE 01-28-05
De Minimis Exception DEADLINE 05-28-05

Block 2708; Lots 1,5 & 6

27 Flanders Road; LR Zone

De Minimis exception from the Residential Site Improvement Standards –

New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, curbs, storm drains, etc.

Bulk Variance #0430-0673

Block 2708; Lots 1,5 & 6

27 Flanders Road; LR Zone

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of side yard setback, front yard setback and relief from the MLUL C.40:55D-35 requirement that no permit for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure.

NEW APPLICATIONS

CELLULAR TELEPHONE CO. COMPLETE 01-31-05
D/B/A AT&T WIRELESS DEADLINE 05-31-05

Use Variance #0440-0691

Block 2802; Lot 3

333 Warwick Turnpike; NC Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d for the height of a new, unmanned, wireless telecommunications facility.

Preliminary & Final Site Plan #0420-0197AB

Block 2802; Lot 3

333 Warwick Turnpike; NC Zone

New, unmanned, wireless telecommunications facility.

MINUTES

Approval of Minutes of the January 25, 2005 Regular Meeting.

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT