

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

April 26, 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

WILLIAM & DENISE ENNIS

Resolution 8-2005

Bulk Variance #0430-0690

Block 9704; Lot 17

5 Camden Place; R-1 Zone

GRANTED: Bulk variance for lot coverage

Eligible to vote: Thomas Bigger, Anthony De Senzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

HIRING OF ROSS SORCI, ALION SCIENCE & TECHNOLOGY

Radio Frequency Expert

Resolution 11-2005

NEW CINGULAR WIRELESS PCS, LLC

d/b/a AT&T Wireless

Use Variance #0440-0691

Preliminary & Final Site Plan #0420-0197AB

Block 2802; Lot 3

333 Warwick Turnpike; NC Zone

Eligible to vote: Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady

CONTINUED PUBLIC HEARINGS

RONALD & PATRICIA SHERRY

Bulk Variance #0430-0686

Block 4301; Lot 38

31 Forest Lake Drive; LR Zone

Construction of garage

COMPLETE 09-20-04

DEADLINE 07-17-05

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, February 22, 2005 and March 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 or March 22, 2005 meetings.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

JOHN PANARIELLO

Use Variance #0440-0694

Block 11103; Lot 5.02

602 Snake Den Road; R-4 Zone

COMPLETE 12-27-04

DEADLINE 06-25-05

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.

GREGORY THOMASES
Bulk Variance #0430-0666
Block 4101; Lot 6
166 Long Pond Road; LR Zone
Construction of an addition

COMPLETE 01-06-05
DEADLINE 07-05-05

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.

ROBERT MAZZOCCHI
De Minimis Exception
Block 504; Lot 1
Clubhouse Trail; 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,
drainage and graded area.

COMPLETE 01-14-05
DEADLINE 06-13-05

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.

VINCENT LANZA
De Minimis Exception
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.

COMPLETE 01-28-05
DEADLINE 07-27-05

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 CINGULAR WIRELESS PCS, LLC COMPLETE 01-31-05
D/B/A AT&T WIRELESS DEADLINE 06-30-05

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.

NEW APPLICATIONS

DAVID M. BELL COMPLETE 04-07-05
Bulk Variance #0530-0697 DEADLINE 08-05-05

Block 4301; Lot 20

69 Forest Lake Drive; LR Zone

Construction of a garage

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of rear yard setback, lot coverage (max.), accessory structure: distance to side line; distance to other building.

MINUTES

Approval of Minutes of the March 22, 2005 Regular Meeting.

Approval of Minutes of the February 22, 2005 Regular Meeting.

Approval of Minutes of the February 25, 2003 Closed Session.

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT