

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

May 25, 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
Consulting Engineer: Robert Kirkpatrick

MEETING SCHEDULE

Possible dates for special meeting(s): June 17, 2004
July 13, 2004
July 15, 2004

COURT REMANDS

CEFES FINANCIAL, INC.
***De Minimis* Exception**

Block 1806; Lot 4
Magnolia Rd; 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,
cartway width.

Bulk Variance #0230-0614

Block 1806; Lot 4
Magnolia Rd; LR Zone
Construction of single-family dwelling

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of area, frontage, width, front yard setback, and side yard setbacks. The proposal also needs 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.

CONTINUED PUBLIC HEARING

KURT RENZLAND

COMPLETE 04-02-04

Use Variance #0340-0645

DEADLINE 07-31-04

Block 6002; Lot 39.02
921 Burnt Meadow Rd.; LMI Zone
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a single-family house.

This application was carried from the April 27, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

1855 GLT, LLC

COMPLETE 10-31-03

Preliminary & Final Site Plan #0320-0139AB

DEADLINE 06-30-04

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.

WEST MILFORD AUTO RECYCLERS, INC.	COMPLETE	03-12-04
Bulk Variance #0430-0646	DEADLINE	07-10-04
Block 12501; Lots 18 & 19 Weaver Road; R-3 Zone		

This application does not comply with Section 18-9 Paragraph 4B of the Land Development Ordinance for fence height, fence location, accessory building distance to other building and such other variance relief as the Board deems necessary, so as to permit the installation of a fence.

STRENGTHEN OUR SISTERS, INC.	COMPLETE	04-01-04
Use Variance #0440-0656	DEADLINE	08-29-04
Block 14701; Lot 53 76 Old Route 23; NC Zone Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a rooming home.		

This application does not comply with Section 18-3.3 of the Land Development Ordinance because the proposed use is not permitted.

APSHAWA LAND Co.	COMPLETE	04-02-04
Use Variance #0340-0635	DEADLINE	08-30-04
Block 12501; Lot 21 Van Cleef Road; R-3 Zone Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for an expansion of a use previously approved.		

Preliminary & Final Site Plan #0220-0126AB
Bulk Variance #0230-0586
Block 12501; Lot 21
Van Cleef Road; R-3 Zone

This application does not comply with various sections of the Land Development Ordinance for relief needed for front yard setback, no curbing, no paving, no loading zone, fence height, sign location; MLUL: 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, and such other variance relief as the Board deems necessary, so as to permit a contractor's garage and work center.

MINUTES

Approval of Minutes of the April 27, 2004 Meeting.

Approval of Minutes of the March 23, 2004 Meeting.
Approval of Minutes of the January 22, 2002 Meeting.
Approval of Minutes of the January 17, 2002 Meeting.

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT