

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

July 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

MIKE DONADIO
Resolution 13-2005
Bulk Variance #0430-0688
Block 9901; Lot 38
33 Wooley Road; R-4 Zone

DENIED

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

**STRENGTHEN OUR SISTERS, INC.
Resolution #15-2005**

Use Variance #0440-0656
Block 14701; Lot 53
76 Old Route 23; NC Zone

DISMISSED WITHOUT PREJUDICE

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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

ROBERT MAZZOCCHI

COMPLETE 01-14-05

***De Minimis* Exception**

DEADLINE 08-12-05

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.

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

COMPLETE 01-28-05

***De Minimis* Exception**

DEADLINE 09-25-05

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 did not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of side yard setback, front yard setback (now

changed to lot frontage and lot width) 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.

DAVID M. BELL	COMPLETE	04-07-05
Bulk Variance #0530-0697	DEADLINE	10-04-05
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.

TARA & RAY GUARINO	COMPLETE	04-12-05
Bulk Variance #0530-0701	DEADLINE	09-09-05
Block 15502; Lot 13		
30 Circle Boulevard; R-2		
Construction of roof over existing front porch		

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for side yard setback, front yard setback, accessory structure (shed): distance to side line and distance to rear line; accessory structure (pool): distance to rear line, and such other variance relief as the Board deems necessary, so as to permit the construction of a roof over an existing front porch.

RICHARD SMITH	COMPLETE	04-14-05
Bulk Variance #0530-0699	DEADLINE	08-12-05
Block 10301; Lot 26		
11 Krattiger Court; R-4		
Addition to single-family dwelling		

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for side yard setback and such other variance relief as the Board deems necessary, so as to permit the construction of an addition to a single-family home.

PAUL RYAN	COMPLETE	05-02-05
Bulk Variance #0430-0693	DEADLINE	08-30-05
Block 5708; Lot 22		
59 Belleau Gateway; LR Zone		

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for lot area, lot depth, side yard setback, front yard setback, rear yard setback, lot coverage; accessory structure: distances to other buildings, location in front yard, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling.

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MINUTES

Approval of Minutes of June 28, 2005 Regular Meeting.

MISCELLANEOUS

COMMUNICATIONS

Letter from Anthony DeSenzo, President, HCLL, Inc., received June 29, 2005, requesting extension of time (in accordance with the Municipal Land Use Law, 40:55D-52) for **High Crest Lake Lodge, Inc.**, Preliminary & Final Site Plan #0120-0096AB, Block 13002; Lot 9, High Crest Drive/Hearthstone Drive; R-2 Zone.

ADJOURNMENT