

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

August 23, 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

ROBERT MAZZOCCHI
Resolution 17-2005

De Minimis Exception
Block 504; Lot 1
Clubhouse Trail; LR Zone

GRANTED: *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.

Eligible to vote: Anthony DeSenzo, Arthur McQuaid, Ada Erik and Daniel Jurkovic

ROBERT MAZZOCCHI
Resolution 18-2005

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

GRANTED: Bulk variance for lot frontage, lot width, lot depth, side yard setback and rear setback

Eligible to vote: Anthony DeSenzo, Arthur McQuaid, Ada Erik and Daniel Jurkovic

HIGH CREST LAKE LODGE, INC.,
Resolution 19-2005

Preliminary & Final Site Plan #0120-0096AB
Block 13002; Lot 9
High Crest Drive/Hearthstone Drive; R-2 Zone.

GRANTED: One year time extension for preliminary and final site plan

Eligible to vote: Joseph Giannini, Arthur McQuaid, Ada Erik and Daniel Jurkovic

TARA & RAY GUARINO
Resolution 20-2005

Bulk Variance #0530-0701
Block 15502; Lot 13
30 Circle Boulevard; R-2 Zone

GRANTED: Bulk variance 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

Eligible to vote: Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik and Daniel Jurkovic

RICHARD SMITH
Resolution 21-2005

Bulk Variance #0530-0699
Block 10301; Lot 26

11 Krattiger Court; R-4 Zone

GRANTED: Bulk variance for side yard setback

Eligible to vote: Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik and Daniel Jurkovic

PAUL RYAN

Resolution 22-2005

Bulk Variance #0430-0693

Block 5708; Lot 22

59 Belleau Gateway; LR Zone

GRANTED: Bulk variance for lot area, lot depth, side yard setback, front yard setback, rear yard setback and lot coverage

Eligible to vote: Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik and Daniel Jurkovic

APPLICATIONS CARRIED FROM PREVIOUS MEETING

JOHN PANARIELLO

COMPLETE 12-27-04

Use Variance #0440-0694

DEADLINE 09-23-05

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.

Testimony was taken at the April 26, 2005, June 28, 2005 and July 12, 2005 public hearings. Eight members that heard testimony at all three meetings or listened to the recording were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz, Ada Erik and Robert Brady.

VINCENT LANZA

COMPLETE 01-28-05

***De Minimis* Exception**

DEADLINE 10-25-05

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

Construction of new home

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

(changed to lot frontage and lot width if Linden Court is vacated) 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.

Testimony was taken at the July 26, 2005 public hearing. Five members that were present to hear testimony were Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik and Daniel Jurkovic.

NEW CINGULAR WIRELESS PCS, LLC	COMPLETE	01-31-05
D/B/A AT&T WIRELESS	DEADLINE	10-30-05
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.

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.

NEW APPLICATIONS

MARCELL & PATRICIA MONTALBANO	COMPLETE	07-13-05
Bulk Variance #0530-0707	DEADLINE	11-10-05
Block 7306; Lot 4		
94 Bearfort Road; 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 accessory structure: maximum coverage.

SEVEN 2000, INC.	COMPLETE	07-19-05
Use Variance #0540-0704	DEADLINE	11-16-05
Block 15510; Lot 3		
2800 Route 23; HC Zone		

Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d(1) for two apartments.

STEVEN & JANET BRYAN	COMPLETE	08-02-05
Bulk Variance #0530-0710	DEADLINE	11-30-05
Block 3406; Lot 27.01		
172 Lakeside Road; R-2 Zone		
Addition to a single-family dwelling		

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

MINUTES

Approval of Minutes of July 26, 2005 Regular Meeting.
Approval of Minutes of July 12, 2005 Special Meeting.

MISCELLANEOUS

COMMUNICATIONS

ADJOURNMENT