

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

October 25, 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
Decided: May 24, 2005

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

Decided: July 26, 2005

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

Decided: July 26, 2005

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.

Decided: July 26, 2005

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

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

JOHN PANARIELLO

Resolution 25-2005

Use Variance #0440-0694

Block 11103; Lot 5.02

602 Snake Den Road; R-4 Zone

Decided: August 23, 2005

DENIED

Eligible to vote: Anthony DeSenzo, Thomas Lemanowicz and Robert Brady

MARCELL & PATRICIA MONTALBANO

Resolution 28-2005

Bulk Variance #0530-0707

Block 7306; Lot 4

94 Bearfort Road; LR Zone
Decided: September 27, 2005

GRANTED: Bulk variance for accessory structure: maximum coverage

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

**GEORGE & CHRISTINA STEPHENS
Resolution 29-2005**

Bulk Variance 0530-0716
Block 17201; Lot 4
131 Cherry Ridge Road; R-4 Zone
Decided: September 27, 2005

GRANTED: Bulk variance for fence height

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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

VINCENT LANZA

COMPLETE 01-28-05

***De Minimis* Exception**

DEADLINE 11-24-05

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 12-29-05
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 01-02-06
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, maximum lot coverage, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

STRENGTHEN OUR SISTERS, INC. COMPLETE 08-24-05
Use Variance #0440-0656 DEADLINE 12-22-05
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 homeless shelter.

This application does not comply with Section 18-4.2 of the Land Development Ordinance because the proposed use is not permitted.

NEW APPLICATIONS

ROBERT DiBELLA COMPLETE 09-27-05
Use Variance #0540-0712 DEADLINE 01-25-06
Bulk Variance #0530-0722

Block 2403; Lot 11
Upper Greenwood Lake Rd; LR
Construction of garage

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(1) for an accessory structure on a lot with no principal structure.

This application also does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure: distance to side line; maximum coverage, 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.

MARK WRIGHT
Bulk Variance # 9930-0402
Block 1902; Lot 2
30 Fairlawn Drive; LR Zone
Front porch addition

COMPLETE 09-28-05
DEADLINE 01-26-06

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

MINUTES

Approval of Minutes of the August 9, 2005 Special Meeting.
Approval of Minutes of the September 27, 2005 Regular Meeting.

MISCELLANEOUS

COMMUNICATIONS

ADJOURNMENT