

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

November 22, 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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

VINCENT LANZA COMPLETE 01-28-05
De Minimis Exception DEADLINE 12-24-05
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 who were present to hear testimony were Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik, Daniel Jurkovic and Robert Brady.

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.

Testimony was taken at the October 25, 2005 public hearing. Five members who were present to hear testimony were Anthony DeSenzo, Daniel Jurkovic, Arthur McQuaid, Ada Erik and Robert Brady.

DAVID M. BELL
Bulk Variance #0530-0697
Block 4301; Lot 20
69 Forest Lake Drive; LR Zone
Construction of a garage

COMPLETE 04-07-05
DEADLINE 01-02-06

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.

KENNETH KUHL
Bulk Variance #0530-0700
Block 12401; Lot 2
131 Otterhole Road; R-4 Zone

COMPLETE 05-12-05
DEADLINE 01-08-06

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for 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.

The application was carried from the August 9, 2005 and September 27, 2005 public hearings. Six members present to hear testimony at both meetings were Thomas Bigger, Anthony DeSenzo, Daniel Jurkovic, Ed Spirko, Ada Erik and Robert Brady.

ROBERT DiBELLA
Use Variance #0540-0712
Bulk Variance #0530-0722
Block 2403; Lot 11
Upper Greenwood Lake Rd; LR Zone
Construction of garage

COMPLETE 09-27-05
DEADLINE 01-25-06

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

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

Block 1902; Lot 2
30 Fairlawn Drive; LR Zone
Front porch addition

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 October 25, 2005 Regular Meeting.

MISCELLANEOUS

COMMUNICATIONS

ADJOURNMENT