

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

December 16, 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 and Thomas Lemanowicz
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

MICHAEL & JENNIFER BARONE
Resolution 32-2004

Bulk Variance #0430-0683

Block 7506; Lot 7

2 Compass Avenue; LR Zone

GRANTED: Bulk variance for fence height.

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

**MOUNTAINSIDE INN
Resolution 33-2004**

MLUL Certification (C.40:55D-68)
Blocks 3401 & 3406; Lots 21 & 23
165 Lakeside Road; R-2 Zone

GRANTED: Certification pursuant to the M.L.U.L. C.40:55D-68, that the use and structure pre-existed the adoption of the ordinance that rendered the use and structure non-conforming on properties located at 165 Lakeside Road, Blocks 3401 & 3406; Lots 21 & 23 in the R-2 zone.

Eligible to vote: Thomas Bigger, Anthony De Senzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

**WILLIAM & LAURA VOGT
Resolution 34-2004**

Bulk Variance #0430-0692
Block 5203; Lot 15
36 Heritage Drive; R-1

GRANTED: Bulk variance for fence height.

Eligible to vote: Thomas Bigger, Anthony De Senzo, Joseph Giannini, Arthur McQuaid, Ed Spirko and Robert Brady

COURT REMAND

**HIGH CREST LAKE LODGE, INC.
Use Variance #0140-0490
Preliminary & Final Site Plan #0120-0096AB
Block 13002; Lot 9
High Crest Drive/Hearthstone Drive; R-2 Zone**

This application has been remanded for the sole purpose of accepting testimony of James Carter.

The original members who voted in December 2001 or have since read the transcript are Thomas Bigger, Robert Brady, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Thomas Lemanowicz.

CONTINUED PUBLIC HEARINGS

**1855 GLT, LLC
Preliminary & Final Site Plan #0320-0139AB
Bulk Variance #0330-0639
Block 3703; Lot 14
1855 Greenwood Lake Tpke; LC Zone
Request for commercial building with Laundromat and two apartments.**

COMPLETE 10-31-03
DEADLINE 02-28-05

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.

This application was carried from the October 26, 2004, August 24, 2004, June 22, 2004 and May 25, 2004 public hearings. Members who listened to the recording or were present to hear testimony at all meetings were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

CEFES FINANCIAL, INC.	COMPLETE	09-29-04
<i>De Minimis</i> Exception	DEADLINE	02-27-05
Block 16504; Lot 4 Apple Tree Lane/Dan Jennings Rd; R-4 <i>De Minimis</i> exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, grading and drainage.		

Bulk Variance #0430-0670
Block 16504; Lot 4
Apple Tree Lane/Dan Jennings Rd; R-4

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for the reasons of lot width, front yard 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.

SHILOH BIBLE CAMP, INC.	COMPLETE	10-01-04
Use Variance #0440-0663	DEADLINE	02-28-05
Block 6002; Lot 47 753 Burnt Meadow Road; R-4 Zone Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2), an expansion of a pre-existing, non-conforming use, for an addition of a gymnasium/meeting room/apartment facility.		

Preliminary & Final Site Plan #0420-0180AB
Bulk Variance #0430-0664
Block 6002; Lot 47
753 Burnt Meadow Road; R-4 Zone

NEW APPLICATIONS

WILLIAM & DENISE ENNIS
Bulk Variance #0430-0690
Block 9704; Lot 17
5 Camden Place; R-1 Zone
Addition to single-family dwelling

COMPLETE 11-30-04
DEADLINE 03-30-05

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for rear yard setback, building coverage, accessory building setbacks, and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

MINUTES

Approval of Minutes of the October 19, 2004 Meeting.
Approval of Minutes of the September 28, 2004 Meeting.

COMMUNICATIONS

MISCELLANEOUS

Discussion of Reorganization Meeting – January 25, 2005

ADJOURNMENT