

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

December 18, 2003

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 Aim Newspapers and The North Jersey Herald & News 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, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, William Milnes and Laetitia Munro
Alternates: Dennis Kirwan and Eugene Richards
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

HIGH CREST LAKE LODGE, INC.
Resolution #38-2003
Use Variance #0140-0490
Preliminary & Final Site Plan #0120-0096AB
Block 13002; Lot 9
High Crest Drive/Hearthstone Drive; R-2 Zone
GRANTED: Reaffirmation of the determination of the use variance.
Eligible to vote: Thomas Bigger, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

AT&T WIRELESS

Resolution #44-2003

Use Variance #0240-0607

Block 1701; Lot 59

776 Warwick Tpke; LR Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(3) – the elevation provision of the conditional use provision not being met

Eligible to vote: Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro, Dennis Kirwan and Robert Brady

AT&T WIRELESS

Resolution #45-2003

Preliminary & Final Site Plan #0220-0132AB

Block 1701; Lot 59

776 Warwick Tpke; LR Zone

GRANTED: Preliminary and Final Site Plan approval for an unmanned wireless telecommunications facility.

Eligible to vote: Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro, Dennis Kirwan and Robert Brady

WORLD FOR CHRIST CRUSADE, INC.

Resolution #46-2003

Use Variance #0340-0622

Block 7701; Lot 11

1005 Union Valley Road; R-1 Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2) for the construction of a dining hall.

Eligible to vote: Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

WORLD FOR CHRIST CRUSADE, INC.

Resolution #47-2003

Preliminary & Final Site Plan #0320-0138AB

Bulk Variance #0330-0644

Block 7701; Lot 11

1005 Union Valley Road; R-1 Zone

GRANTED: Preliminary and Final Site Plan approval for a dining hall, an accessory structure, with variances for distance to other structure and building size.

Eligible to vote: Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

KERRY GREENE

Resolution #48-2003

Use Variance #0240-0605

Block 1404; Lot 5.02

832 Warwick Tpk.; NC Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) because the proposed residential lots are not permitted in a commercial zone.

Eligible to vote: Thomas Bigger, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro, Dennis Kirwan and Robert Brady

KERRY GREENE

Resolution #49-2003

Minor Subdivision #0210-1951

Bulk Variance #0330-0629

Block 1404; Lot 5.02

832 Warwick Tpk.; NC Zone

GRANTED: Minor subdivision to create three residential lots with bulk variances for lot frontage, lot width and for the issuance of a building permit for a lot that does not abut a public street.

Eligible to vote: Thomas Bigger, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro, Dennis Kirwan and Robert Brady

JASON & RENEE' HORN

Resolution #50-2003

Bulk Variance #0330-0627

Block 2508; Lot 3

253 Lakeshore Drive; LR Zone

GRANTED: Bulk variances for distance between principal & accessory building, side yard setback of accessory structure, accessory building coverage and accessory building location in a front yard.

Eligible to vote: Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

APPLICATIONS CARRIED FROM PREVIOUS MEETING

RISTO NIKOLOVSKI

Bulk Variance #0330-0636

Block 811; Lot 14

Shadyside Road; LR Zone

Construction of single-family dwelling

COMPLETE 10-09-03

DEADLINE 02-06-04

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the following reasons: lot area, lot frontage, lot width and front yard setback.

This application was carried from the December 18, 2003 public hearing. Members present to hear testimony were Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady.

COMMUNICATIONS

Copy of a letter dated November 24, 2003 from Michael Nystrom, Region Supervisor Bureau of Coastal and Land Use Compliance and Enforcement (DEP), to West Milford Union Valley Associates (reference applications #0240-0603 and 0210-1934A). The letter is a Notice of Violation of the Freshwater Protection Act.

MISCELLANEOUS

ADJOURNMENT