

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
AGENDA**

May 21, 2019

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 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) 728-2796.

PLEDGE

ROLL CALL

Regular Members: Russell Curving, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Matthew Conlon, Steven Castronova
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

MEMORIALIZATIONS

RANDA INVESTMENTS

RESOLUTION 13-2018 (Original and Amended Applications)

USE AND BULK VARIANCE #ZB02-18-02

Block 7601; Lot 2

1463 Union Valley Road; VC Zone

Decided: Denial of a use variance application for a 10 Unit (Amended to 8 Units) Townhouse/Apartment complex in the village commercial zone (VC)
Denied: July 24, 2018 (and April 23, 2019 Amended Application)
Eligible to vote: (Original Application) Russell Curving, Frank Curcio, Arthur McQuaid, Steven Castronova, Robert Brady, James Olivo, Michael Gerst
(Amended application) Russell Curving, Frank Curcio, Arthur McQuaid, Matthew Conlon, Robert Brady, James Olivo, Michael Gerst

CARRIED APPLICATIONS

**B&B ORGANIC WASTE RECYCLING, LLC
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN ZB06-18-05**

**Complete: 9/20/18
Deadline: 1/18/19
New Deadline: 7/24/19**

Block 6002; Lot 29
 280 Marshall Hill Road; LMI Zone

Preliminary and final site plan and use and bulk variance approval requested for an organic recycling facility with accessory composting, topsoil production and mulch manufacturing, retail sales and offices are proposed for the front building. There are additional variances proposed for 2 wall heights and driveway grade. The applicant requested to carry their application to the May 21, 2019 meeting.

FRANK MCELROY
Use & Bulk Variance ZB 09-18-12
 Block 2509; Lot 6
 62 Passaic Drive, LR Zone

Complete: 2/14/2019
Deadline: 6/14/2019

Use variance relief requested to place a 10 foot by 65.5 foot, (656.2 s.f.) in-ground swimming pool in the front yard, where the use is not permitted.
 Bulk variance relief requested for the proposed construction of a 1,531.2 s.f. dwelling, 1,122.5 s.f. attached garage, driveways and walkways with variances requested for side yard setbacks, front yard setback, primary building coverage, and building height.

LR - LAKESIDE RESIDENTIAL ITEM	ZONE REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	8,818 S.F.	8,818 S.F.
LOT FRONTAGE (PASSAIC)	120'	40.04'	40.04'
LOT FRONTAGE (LAKE SHORE)	120'	40.00'	40.00'
LOT WIDTH	120'	40.00'	40.00'
LOT DEPTH	150'	220.5'	220.5'
SIDE YARD, EACH	30'	2.94'/8.44'	3.0'/9.0'
REAR YARD	60'		
FRONT YARD (PASSAIC)	40'	29.1'	36.7'
FRONT YARD (LAKE SHORE)	40'	156.0'	122.9'
PRIMARY BUILDING COVERAGE	881.8 S.F. 10%	851.7 S.F. 9.7%	1,531.3 S.F. 17.4%
BUILDING HEIGHT ²	35'	UNKNOWN	37.15'

MICHAEL DARMSTATTER (Amended)
Bulk Variance ZB 06-18-04
 Block 6403; Lot 1.01
 151 Lincoln Avenue; R-1 Zone

Complete: 2/15/2019
Deadline: 6/15/2019

Originally approved and variance granted by the board last year for a proposed accessory building 12 feet by 30 feet, and was located 11 feet from the side property line to stable a horse. The revised application proposes an expansion of the accessory horse stable to 12 feet by 36 feet, maintaining the 11 foot side yard setback and the 33.7 foot separation to the existing residential structure. The expansion requires the approval of these two variances. The purpose of the expansion is to allow two horses to be kept on the property.

GREENWOOD LAKE SERVICES
APPEAL ZB 01-19-01
Block 3107; Lot 1
322 Lakeside Road; LR Zone

Complete: 2/15/2019
Deadline: 6/15/2019

The Applicant appeals the Zoning Official's decision that the proposal is an expansion of a pre-existing non-conforming use and the proposed survey does not show the current conditions.

NEW APPLICATIONS

LINDA DEWAR
Bulk Variance ZB 03-19-06
Block 7618; Lot 4
7 Washington Lane; LR Zone

Complete: 4/22/2019
Deadline: 8/20/2019

Bulk variance requested for rear yard setback where 60 feet is required and 31 feet is proposed, and such other relief as the Board deems necessary, so as to permit the construction of a bathroom addition.

DISCUSSION

KAYLAN VAN HOOK (Deemed Incomplete)
REQUEST FOR SITE PLAN AND SURVEY WAIVER
Use Variance ZB 03-19-05
Block 14605; Lot 7
Rt 23 South, Newfoundland; R4 Zone

Applicant is requesting a use variance for a hot dog/food truck at this site and is seeking waivers from the Board to have the application deemed complete without the required survey and site plan for parking etc.

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Patrick McClellan, MCB Engineering, Board Engineer

COMMUNICATIONS

LITIGATION

None

APPROVAL OF MINUTES

April 23, 2019

ADJOURNMENT

Next meeting June 25, 2019 at 7:30 p.m.