

MEETING CANCELLED **DUE TO INCLEMENT WEATHER**

TOWNSHIP OF WEST MILFORD ZONING BOARD OF ADJUSTMENT AGENDA

December 17, 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, Matthew Conlon, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Jo Ann Blom, 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, Michael Gerst

BATTINELLI ENTERPRISES RESOLUTION 20-2019

**USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN ZBo8-18-10**

Block 3907; Lot 1.01, 1.02 & 2
1611 Greenwood Lake Tpke; LMI Zone

Decided: Preliminary and final site plan and use and bulk variance approval. Approval for D2 variance for Lot 2 to expand the garden center on Lot 2. Lot 2 is to be used only for accessory storage in connection with the garden center. Bulk variance for existing non-conformities, total area, Lot width and depth, front, rear and side yard setback, and street, side, rear, residential line buffers and 17 parking spaces, not 35.

Approved: November 26, 2019

Eligible to vote: Russell Curving, Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

CARRIED APPLICATIONS

JOSEPH BARDI
USE & BULK VARIANCE ZBo1-19-02
Block 507; lot 2
11 Laramie Trail; LR Zone

Complete: 6/10/2019
Deadline: 3/6/2020

Use variance approval requested for a garage where there is no primary structure. Bulk variance requested for a front yard setback where 40 feet is required, 15.4 feet is existing and 25 feet is proposed.

Eligible to vote: Daniel Jurkovic, Matthew Conlon, Frank Curcio, Arthur McQuaid, Michael Gerst, Jo Ann Blom and Robert Brady

JOANNE & RAY WARD
BULK VARIANCE ZBo8-19-16

Complete: 10/31/2019
Deadline: 2/28/2020

Bulk Variance approval for the prior construction of a garage and deck with roof encroaching on property that is not owned by the applicant, with a rear yard setback requirement of 60 ft, and 1 ft is proposed, a side yard setback where 30 ft is required and 2.1 ft is proposed, and an attached garage where 30 ft is required and 1.9 ft is proposed.

NEW APPLICATIONS

KAYLAN VAN HOOK
USE VARIANCE ZBo3-19-05
Block 14605; Lot 7
460 Snake Den Rd; R-4 Zone

Complete: 9/13/2019
Deadline: 2/10/2020

Use variance requested for a food vending truck on Route 23 South for a use that is not permitted by ordinance.

JONATHAN BRETT

Complete: 10/31/2019

**USE VARIANCE & MINOR
SITE PLAN ZBo8-19-17**

Deadline: 2/28/2020

Use variance and minor site plan requested for the outdoor storage of RV's, boats and trailers, and the use of three small unapproved existing storage units for indoor storage.

DISCUSSION

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

November 26, 2019 Regular meeting

ADJOURNMENT

Next re-org meeting January 28, 2020 at 7:00 p.m.

Next regular meeting January 28, 2020 at 7:30 p.m.