

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

March 20, 2003

SPECIAL MEETING

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 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, Joseph Di Donato,
Joseph Giannini, Daniel Jurkovic, Arthur McQuaid,
William Milnes
Alternates: Laetitia Munro, Dennis Kirwan
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden
Radio Frequency Expert: Charles Hecht

MEMORIALIZATIONS

SPRINT SPECTRUM, LP
Resolution 7-2003
Use Variance #0240-0558
Block 4601; Lot 22
Greenwood Lake Tpke. & East Shore Rd; LMI Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (6) because the height exceeds by 10 percent the maximum height permitted.

Eligible to vote: Thomas Bigger, Robert Brady, Daniel Jurkovic, Arthur McQuaid, William Milnes and Joseph Di Donato

Resolution 8-2003

Preliminary & Final Site Plan #0220-0119

Bulk Variance #0230-0559

Block 4601; Lot 22

Greenwood Lake Tpke. & East Shore Rd; LMI Zone

GRANTED: Preliminary and Final Site Plan approval and bulk variances for buffer area, paved and curbed access drive, lot area, height, front yard setback and side yard setback

Eligible to vote: Thomas Bigger, Robert Brady, Daniel Jurkovic, Arthur McQuaid, William Milnes and Joseph Di Donato

SPRINT SPECTRUM, LP

Resolution 9-2003

Use Variance #0240-0576

Block 9901; Lot 39

17 Wooley Road; R-4 Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(3) for a new, unmanned, wireless telecommunications facility.

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

Resolution 10-2003

Preliminary & Final Site Plan #0220-0122

Bulk Variance #0230-0577

Block 9901; Lot 39

17 Wooley Road; R-4 Zone

GRANTED: Preliminary and Final Site Plan approval for a new, unmanned, wireless telecommunications facility.

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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

DESTINY ROSSKOPF

***De Minimis* Exception**

Block 201; Lots 2 & 3

Goldfinch; 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, cartway width.

Bulk Variance #0230-0588	COMPLETE	11-26-02
Block 201; Lots 2 & 3	DEADLINE	04-22-03
Goldfinch; LR Zone		

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the following reasons:

	Required	Proposed
Lot area	20,000 sq. feet	13609.84 sq. feet
Lot depth	150 feet	116 feet
Front yard setback	40 feet	30 feet
Side yard setback	30 feet	12 feet
Rear yard setback	60 feet	53 feet
Lot width	120 feet	119 feet
Lot coverage	10%	11.5%
Section 35 MLUL – issuance of a building permit on a lot that does not have access to a public street.		

Testimony was presented at the February 25, 2003 public hearing. Members present to hear testimony were Thomas Bigger, Joseph Di Donato, Arthur McQuaid and William Milnes.

AT&T WIRELESS SERVICES	COMPLETE	09-27-02
Use Variance #0240-0578	DEADLINE	03-31-03
Block 16901; Lot 2		
3522 Route 23; R-4 Zone		
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(1)(2)(3) and (6)		
Preliminary & Final Site Plan #0220-0123		
Bulk Variance #0230-0579		
Block 16901; Lot 2		
3522 Route 23; R-4 Zone		
Addition to an unmanned, wireless telecommunications facility		

Testimony was presented at the January 23, 2003 public hearing. Members present to hear testimony were Thomas Bigger, Robert Brady, Joseph Di Donato, Daniel Jurkovic, Arthur McQuaid and William Milnes.

NEW APPLICATIONS

OMNIPOINT COMMUNICATIONS, INC.

COMPLETE 02-06-03

Use Variance #0240-0599

DEADLINE 06-06-03

Block 14605; Lot 2

2727 Route 23 S; HC Zone

Expansion of a pre-existing, non-conforming use

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (2),
expansion of pre-existing, non-conforming use.

Preliminary & Final Site Plan #0220-0131AB

Bulk Variance #0230-0600

Block 14605; Lot 2

2727 Route 23 S; HC Zone

Addition to an unmanned wireless telecommunications facility

ADJOURNMENT