

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

July 22, 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 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 Giannini, Daniel Jurkovic, Arthur McQuaid, William Milnes
Alternates: Laetitia Munro, Dennis Kirwan
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

ARMAND FERRANTI
Resolution No. 25-2003
Bulk Variance #0230-0606
Block 604; Lot 10
83 Witte Road; LR Zone

DENIED

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

APPLICATIONS CARRIED FROM PREVIOUS MEETING

CHRISTIAN LIFE CENTER COMPLETE 11-27-02
OF THE ASSEMBLIES OF GOD DEADLINE 09-30-03

Use Variance #0240-0581

Block 6203; Lot 13

184 Marshall Hill Road; R-1 Zone

Addition to the church

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(3) and (6) because provisions of the conditional use section for Houses of Worship are not being met, and for height as follows:

	Required	Proposed
Lot coverage	8% (max.)	8.3%
Parking	50' (min.) to property line	5' easterly side property line
Height of building	35 feet	41.5 feet

Preliminary Site Plan #0220-0124A

Bulk Variance #0230-0582

Block 6203; Lot 13

184 Marshall Hill Road; R-1 Zone

This application does not comply with Section 18-14.4 Paragraph B of the Land Development Ordinance for the following reasons:

	Required	Proposed
Signs - size	32 sq. ft. (max. size) each	53 sq. ft. each
Front setback	10 feet	0 feet

This application was carried from the March 25, 2003 and May 27, 2003 public hearings. Members present to hear testimony at the March 25, 2003 hearing were Thomas Bigger, Robert Brady, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro and Dennis Kirwan. No testimony was taken at the May 27, 2003 hearing.

WM UV Assoc., LLC COMPLETE 03-25-03
(ORCHARD VIEW ESTATES) DEADLINE 09-21-03

Use Variance #0240-0603

Block 7701; Lots 7 and 11

Union Valley Road; R-4 Zone

Use Variance per New Jersey Municipal Land Use Law C.40-55D-70d(2) and (5)

For the expansion of a pre-existing, non-conforming use and for a density increase.

Preliminary Subdivision #0210-1934A
Bulk Variance #0230-0604

Block 7701; Lots 7 and 11
 Union Valley Road; R-4 Zone

Subdivision to create eight lots with the following bulk variances:

Item	Required	Prop Lot 7.01	Prop Lot 7.02	Prop Lot 7.03	Prop Lot 7.04	Prop Lot 7.05	Prop Lot 7.06	Prop Lot 7.07	Prop Lot 7.08
Area	4 ac	---	2.0 ac	1.2 ac	1.6 ac	1.0 ac	1.1 ac	1.1 ac	1.5 ac
Frontage	300'	---	---	186.68'	---	160'	160'	176.88'	---
Width	300'	260'	---	180'	270'	161.75'	160.4'	176.17'	286.03
Depth	275'	---	255.31'	---	215'	260.79'	---	---	100'
Side yd	60'	---	35.06'	30.5'	32.32'	39.62'	35'	38.38'	31.49'
Front yd	125'	59.23'	51.7'	51.01'	79.15'	118.96'	---	---	113.26'
Rear yd	125'	---	---	---	93.46'	99.06'	79.86'	53.23'	54'

CHARLES AIKEY
Preliminary Subdivision #0210-1950
Bulk Variance #0230-0613

COMPLETE 03-27-03
 DEADLINE 08-24-03

Block 9501; Lots 19.02
 144 Wesley Drive; R-3 Zone

Subdivision to create five lots with the following bulk variances:

Item	Required	Proposed Lot 19.02	Proposed Lot 19.03	Proposed Lot 19.04	Proposed Lot 19.05	Proposed Lot 19.06
Lot Area	3 acres	----	.98 acre	.75 acre	.62 acre	1.02 acre
Lot Front	250 feet	----	----	----	113 feet	----
Lot Width	250 feet	70 ft. (Leslie) 80 ft. (Wesley)	200 feet	150 feet	150 feet	----
Lot Depth	250 feet	----	----	150 feet	170 feet	200 feet
Side yard setback	50 feet	----	44 feet	42 feet	45 ft. & 53 ft.	53 & 46 feet
Front yard setback	100 feet	----	55 feet	55 feet	55 feet	55 feet
Rear yard setback	100 feet	----	75 feet	50 feet	79 feet	97 feet

CEFES FINANCIAL, INC.
De Minimis Exception
Block 1806; Lots 4 & 5
Magnolia Rd; 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.

COMPLETE 04-29-03
DEADLINE 09-26-03

Bulk Variance #0230-0614
Block 1806; Lots 4 & 5
Magnolia Rd; LR Zone
Construction of single-family dwelling

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.	8,863 sq. feet
Lot depth	150 feet	58.28 feet
Side yard setback	30 feet	16 feet
Front yard setback	40 feet	20 feet
Section 35 MLUL – lot does not gain access from a public street.		

GEORGE BLOOD
Bulk Variance #0330-0625
Block 2311; Lot 13
Gladstone Road; LR Zone
Construction of single-family dwelling

COMPLETE 04-30-03
DEADLINE 09-27-03

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	17,773 sq. feet
Lot depth	120 feet	100 feet
Front yard setback	40 feet	35 feet
Side yard setback	30 feet	27 feet
Lot coverage	10%	10.8%

This application was carried from the June 10, 2003 public hearing. Members present to hear testimony were Robert Brady, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro and Dennis Kirwan.

MISCELLANEOUS

COMMUNICATIONS

Letter from Neil Muller, County Planning Director, advising that the Passaic County Planning Board has approved the site plan for Sprint Spectrum, L. P., Block 4601; Lot 22 on Greenwood Lake Tpk. (Preliminary & Final Site Plan application #0220-0119).

MINUTES

Approval of Minutes of the meeting of May 6, 2003.
Approval of Minutes of the meeting of June 24, 2003.

ADJOURNMENT