

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

February 22, 2005

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 and The Record 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, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and Ed Spirko
Alternates: Thomas Lemanowicz and Ada Erik
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

HIGH CREST LAKE LODGE, INC.

Resolution 2-2005

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, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady

NEW HEAVEN MISSION, INC.

Resolution 6-2005

Use Variance #0340-0624

Block 12001; Lot 20

Corner of Macopin & Weaver Rd.; NC Zone

GRANTED: Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d(1) to use the property for a church

Eligible to vote: Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

WEST MILFORD AUTO RECYCLERS, INC.

Resolution 7-2005

Appeal/Interpretation #0570-0695

Block 12501; Lots 18 & 19

Weaver Road; R-3 Zone

DECIDED: Appeal and Interpretation pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-70 a and b having to do with the requirements of a fence around a junkyard.

CONTINUED PUBLIC HEARINGS

RONALD & PATRICIA SHERRY

Bulk Variance #0430-0686

Block 4301; Lot 38

31 Forest Lake Drive; LR Zone

Construction of garage

COMPLETE 09-20-04

DEADLINE 04-18-05

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure location, side yard setback and lot coverage.

The application was carried from the November 23, 2004 and January 25, 2005 public hearings. Eight members present to hear testimony at both meetings were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

SHILOH BIBLE CAMP, INC.

Use Variance #0440-0663

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2), an expansion of a pre-existing, non-conforming use, for an addition of a gymnasium/meeting room/apartment facility and amended to request permission for outdoor storage of a maximum of ten (10) vehicles.

COMPLETE 10-01-04

DEADLINE 04-29-05

Preliminary & Final Site Plan #0420-0180AB

Bulk Variance #0430-0664
Block 6002; Lot 47
753 Burnt Meadow Road; R-4 Zone

The application was carried from the December 16, 2004 and January 25, 2005 public hearings. Six members present to hear testimony at the December 16, 2004 meeting were Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady. No testimony was taken at the January 25, 2005 meeting.

WILLIAM & DENISE ENNIS
Bulk Variance #0430-0690
Block 9704; Lot 17
5 Camden Place; R-1 Zone
Addition to single-family dwelling

COMPLETE 11-30-04
DEADLINE 04-29-05

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for lot coverage, accessory building setbacks: distance to side line and distance to rear line, and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

The application was carried from the December 16, 2004 and January 25, 2005 public hearings. Nine members present to hear testimony at the January 25, 2005 meeting were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz, Ada Erik and Robert Brady. No testimony was taken at the December 16, 2004 meeting.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

MIKE DONADIO
Bulk Variance #0430-0688
Block 9901; Lot 38
33 Wooley Road; R-4 Zone

COMPLETE 12-01-04
DEADLINE 05-30-05

Construction of a single-family dwelling and conversion of existing dwelling into the accessory structure.

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for lot area, lot frontage, lot width, accessory structures: distances to side lines, distance to rear line, location, and such other variance relief as the Board deems necessary, so as to permit the construction of a new single-family dwelling, the conversion of the existing dwelling into an accessory structure and the construction of a shed, a garage, and a pole barn.

JOHN PANARIELLO
Use Variance #0440-0694
Block 11103; Lot 5.02
602 Snake Den Road; R-4 Zone

COMPLETE 12-27-04
DEADLINE 05-26-05

Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d(1) for an accessory building on a lot that does not contain a principal structure.

GREGORY THOMASES
Bulk Variance #0430-0666
Block 4101; Lot 6
166 Long Pond Road; LR Zone
Construction of an addition

COMPLETE 01-06-05
DEADLINE 06-05-05

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of rear yard setback and lot coverage.

NEW APPLICATIONS

ROBERT MAZZOCCHI
De Minimis Exception
Block 504; Lot 1
Clubhouse Trail; 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,
drainage and graded area.

Bulk Variance #0430-0689
Block 504; Lot 1
Clubhouse Trail; LR Zone

COMPLETE 01-14-05
DEADLINE 05-14-05

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of lot frontage, lot width, lot depth, side yard setback, rear setback and relief from the MLUL C.40:55D-35 requirement that no permit for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure.

OMNIPOINT COMMUNICATIONS, INC.
WATER TREATMENT PLANT
Use Variance #0440-0681
Block 14102; Lot 1
Center Island, Route 23; R-4 Zone

COMPLETE 01-24-05
DEADLINE 05-24-05

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

Preliminary & Final Site Plan

Wireless Telecommunications #0420-0186AB

Block 14102; Lot 1

Center Island, Route 23; R-4 Zone

New, unmanned, wireless telecommunications facility.

VINCENT LANZA

COMPLETE 01-28-05

***De Minimis* Exception**

DEADLINE 05-28-05

Block 2708; Lots 1,5 & 6

27 Flanders Road; 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, curbs, storm drains, etc.

Bulk Variance #0430-0673

Block 2708; Lots 1,5 & 6

27 Flanders Road; LR Zone

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of side yard setback, front yard setback and relief from the MLUL C.40:55D-35 requirement that no permit for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure.

MINUTES

Approval of Minutes of the December 16, 2004 Meeting.

Approval of Minutes of the January 25, 2005 Reorganization Meeting.

MISCELLANEOUS

ADJOURNMENT