

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

June 22, 2004

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 Record and 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, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic and Arthur McQuaid
Alternates:	Ed Spirko, vacancy
Board Attorney:	Stephen Glatt
Principal Planner:	Linda Lutz
Township Engineer:	Richard McFadden
Consulting Engineer:	Robert Kirkpatrick

COURT REMANDS

CEFES FINANCIAL, INC.
De Minimis Exception
Block 1806; Lot 4
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.

Bulk Variance #0230-0614

Block 1806; Lot 4
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 reasons of area, frontage, width, front yard setback, and side yard setbacks. The proposal also needs 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.

This application was carried from the May 25, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady.

CONTINUED PUBLIC HEARINGS

KURT RENZLAND

Use Variance #0340-0645

Block 6002; Lot 39.02
921 Burnt Meadow Rd.; LMI Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a single-family house.

COMPLETE 04-02-04

DEADLINE 09-29-04

This application was carried from the April 27, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady.

1855 GLT, LLC

Preliminary & Final Site Plan #0320-0139AB

Bulk Variance #0330-0639

Block 3703; Lot 14
1855 Greenwood Lake Tpke; LC Zone

Request for commercial building with Laundromat and two apartments.

COMPLETE 10-31-03

DEADLINE 07-30-04

This application does not comply with Sections 18-4.5, 18-9.4, 18-9.9, and 18-9.12 of the Land Development Ordinance for the following reasons: buffers, wall height, no loading zone and driveway separation distance.

This application was carried from the May 25, 2004 public hearing. Members present to hear testimony at the May 25, 2004 hearing were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

STRENGTHEN OUR SISTERS, INC.	COMPLETE	04-01-04
Use Variance #0440-0656	DEADLINE	08-29-04
Block 14701; Lot 53 76 Old Route 23; NC Zone Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a rooming house.		

This application does not comply with Section 18-4.2 of the Land Development Ordinance because the proposed use is not permitted.

APSHAWA LAND Co.	COMPLETE	04-02-04
Use Variance #0340-0635	DEADLINE	09-29-04
Block 12501; Lot 21 Van Cleef Road; R-3 Zone Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for an expansion of a use previously approved.		

Preliminary & Final Site Plan #0220-0126AB
Bulk Variance #0230-0586
Block 12501; Lot 21
Van Cleef Road; R-3 Zone

This application does not comply with various sections of the Land Development Ordinance for relief needed for front yard setback, no curbing, no paving, no loading zone, fence height, sign location; MLUL: 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, and such other variance relief as the Board deems necessary, so as to permit a contractor's garage and work center.

NEW APPLICATIONS

STRENGTHEN OUR SISTERS, INC.	COMPLETE	05-28-04
Interpretation #0470-0674	DEADLINE	09-25-04
Block 14701; Lot 53 76 Old Route 23; NC Zone Interpretation pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-70 b: whether applicant's use of premises as a shelter for victims of domestic violence constitutes a valid use under NJSA 40:55D-66.1.		

MINUTES

Approval of Minutes of the May 25, 2004 Meeting.
Approval of Minutes of the January 15, 2002 Meeting.

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT