

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

August 7, 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 North Jersey 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) 728-2895.

PLEDGE

ROLL CALL

Regular Members: Thomas Bigger, Robert Brady, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and William Milnes (and one vacancy)
Alternates: Laetitia Munro, Dennis Kirwan
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden
Radio Frequency Expert: Charles Hecht

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

BRUCE & CAROL HARDY

Resolution No. 27-2003

Bulk Variance #0330-0619

Block 4102; Lot 7

140 Long Pond Road; LR Zone

GRANTED: Bulk variances for side yard setback, rear yard setback and lot coverage

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

MEETING SCHEDULING

Possible date for a special September meeting: Thursday, September 18, 2003

Rescheduling of October Meeting
(at Board Attorney's request)

Wednesday, October 29, 2003

Thursday, October 30, 2003

COURT REMANDS

HIGH CREST LAKE LODGE, INC.

Use Variance #0140-0490

Preliminary & Final Site Plan #0120-0096AB

Block 13002; Lot 9

High Crest Drive/Hearthstone Drive; R-2 Zone

This application has been remanded for amplification of the record on the issue of traffic impact on the community as a consequence of the proposed use.

This matter was carried from the June 24, 2003 public hearing, at which testimony was taken. The members who voted in December 2001, have since read the transcript and/or been present to hear testimony presented are Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Laetitia Munro, Dennis Kirwan and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

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.

Bulk Variance #0230-0614 COMPLETE 04-29-03
Block 1806; Lots 4 & 5 DEADLINE 10-28-03
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 COMPLETE 04-30-03
Bulk Variance #0330-0625 DEADLINE 09-27-03
Block 2311; Lot 13
Gladstone Road; 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	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.

NEW APPLICATIONS

NY SMSA LIMITED PARTNERSHIP COMPLETE 06-03-03
(Verizon) DEADLINE 10-01-03

Use Variance #0340-0615

Block 14501; Lot 14

55 Blakely Lane; R-4 Zone

Expansion of a pre-existing non-conforming use.

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2) and (3)

Preliminary & Final Site Plan #0320-0134

Bulk Variance #0330-0616

Block 14501; Lot 14

55 Blakely Lane; R-4 Zone

Addition to an unmanned wireless telecommunications facility with the following bulk variances as identified by the applicant:

	Required	Proposed
Side yard setback	60 feet	5 feet

JOSEPH PATERNO, LLC

De Minimis Exception

Block 2707; Lots 2 & 5

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: paving road, drainage, grading.

Bulk Variance #0330-0623

Block 2707; Lots 2 & 5

Flanders Road; LR Zone

Construction of single-family dwelling

COMPLETE 06-18-03

DEADLINE 10-16-03

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. ft.	13,992 sq. ft.
Lot frontage	120 ft.	118.24 ft. & 60 ft.
Lot width	120 ft.	102 ft. & 60 ft.
Side yard setback	30 ft.	12 ft.
Front yard setback	40 ft.	34.5 ft.
(max.) Wall height in front yard	4 ft.	6 ft. (in both front yards)

Section 35 MLUL – lot does not gain access from a public street.

AT&T WIRELESS COMPLETE 06-30-03
Use Variance #0240-0607 DEADLINE 10-28-03
Block 1701; Lot 59
776 Warwick Tpke; LR Zone
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(3) – two standards of the conditional use provisions are not being met (elevation of proposed tower exceeds elevation 1080 and no provision of landscaping).

Preliminary & Final Site Plan #0220-0132AB
Block 1701; Lot 59
776 Warwick Tpke; LR Zone
Unmanned wireless telecommunications facility

WORLD FOR CHRIST CRUSADE, INC. COMPLETE 07-01-03
Use Variance #0340-0622 DEADLINE 10-29-03
Block 7701; Lot 11
1005 Union Valley Road; R-4 Zone
Expansion of a pre-existing non-conforming use.
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2) for a dining hall.

Preliminary & Final Site Plan #0320-0138AB
Block 7701; Lot 11
1005 Union Valley Road; R-4 Zone
Construction of a dining hall.

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

	Required	Proposed
Accessory Structure:		
Distance to other structure (min)	20 feet	13.5 feet
Building Size (max)	1500 square feet	2830 square feet

SEAN & ANNE KANE COMPLETE 07-18-03
Bulk Variance #0330-0632 DEADLINE 11-15-03
Block 4010; Lot 6
Wanaque Road; LR Zone
Addition to 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 coverage	10%	14.9%

MISCELLANEOUS

ADJOURNMENT