

**TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT
AGENDA**

February 26, 2019

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 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) 728-2796.

PLEDGE

ROLL CALL

Regular Members: Russell Curving, James Olivo, Daniel Jurkovic, Arthur McQuaid, Frank Curcio, Michael Gerst
Chairman: Robert Brady
Alternates: Matthew Conlon, Steven Castronova
Board Attorney: Stephen Glatt, Esq.
Board Planner: Kenneth Ochab, Kenneth Ochab Assoc., LLC
Board Engineer: Patrick D. McClellan, P.E., MCB Engineering

MEMORIALIZATIONS

RANDA INVESTMENTS

RESOLUTION 13-2018

USE AND BULK VARIANCE #ZB02-18-02

Block 7601; Lot 2

1463 Union Valley Road; VC Zone

Decided: Denial of a use variance application for a 10 Unit Townhouse/Apartment complex in the village commercial zone (VC)

Denied: July 24, 2018

Eligible to vote: Russell Curving, Frank Curcio, Arthur McQuaid, Steven Castronova, Robert Brady, James Olivo, Michael Gerst

RESOLUTION 3-2019

RESOLUTION FOR THE POSITION OF ZONING BOARD ENGINEER

Patrick D. McClellan P.E., MCB Engineering Associates LLC

GEORGE MESIAH

RESOLUTION 4-2019

BULK VARIANCE # ZB 8-18-11

Block 16901; Lot 4

Canistear Road; R4 Zone

Decided: Bulk variance relief approval for a front yard setback where 125 feet is required and 26 feet is proposed for the construction of a 4 bedroom dwelling on existing lot.

Approved: December 18, 2018

Eligible to vote: Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Steven Castronova,
Robert Brady, James Olivo

CARRIED APPLICATIONS

**GREEN MEADOW ORGANICS
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN**

**Complete: 6/6/18
Deadline: 10/3/18
New Deadline: 05/31/19**

Block 4601: Lot 17 & Lot 21
960 Burnt Meadow Road; LMI Zone

Use variance request, the proposal does not meet the conditions of the LMI Zone. Expansion of a pre-existing non-conforming use (compost, recycling facility), bulk variance to permit stored materials within 300 feet of a residential structure, 159 feet is proposed and to permit stored materials within 25 feet of any property line, 0 feet proposed for the internal property line between lots 17 & 21. A number of waivers are requested with the application. The application was carried pending an Environmental Impact Study and a Traffic Report. The meeting date has not been scheduled but the applicant will need to re-notice and advertise the meeting.

**B&B ORGANIC WASTE RECYCLING, LLC
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN ZB06-18-05**

**Complete: 9/20/18
Deadline: 1/18/19
New Deadline: 5/18/19**

Block 6002; Lot 29
280 Marshall Hill Road; LMI Zone

Preliminary and final site plan and use and bulk variance approval requested for an organic recycling facility with accessory composting, topsoil production and mulch manufacturing, retail sales and offices are proposed for the front building. There are additional variances proposed for 2 wall heights and driveway grade. The applicant requested to carry their application pending additional information.

The applicant has requested to carry this application to the February 26, 2019 meeting

**RANDA INVESTMENTS (AMENDED)
USE AND BULK VARIANCE #ZB02-18-02**

**Complete: 11/13/18
Deadline: 4/12/19**

Block 7601; Lot 2
1463 Union Valley Road; VC Zone

Use variance application for an 8 Unit Townhouse/Apartment complex in the village commercial zone (VC) there are associated bulk variance relief requests

Use Variance

Section 500-26

Permitted: Dwelling units in association with commercial uses

Proposed: Dwelling units without association with a commercial use

Bulk Variance

-Section 500-26.A

Permitted: Dwelling units above commercial uses

Proposed: Dwelling units on first floor

Permitted: Dwelling units above commercial uses

Proposed: Dwelling units without association with a commercial use

Required: No parking within front yard

-Section 500-28.A

Required: Maximum front yard setback 20 feet

Proposed: 60.7 foot front yard setback

-Section 500-29.E

Required: No parking within front yard

Proposed: Parking in the front yard

-Section 500-31.A

Required: Maximum unit density of two (2) per acre

Proposed: Six (6) units per acre

-Section 500-31.B

Required: Maximum floor area of 800 square feet per unit

Proposed: 1,340 square feet floor area per unit

-Section 500-31.D

Required: No apartment access through individual exterior doors

Proposed: Apartment access through exterior doors

NEW APPLICATIONS

PATRICIA MAYO

BULK VARIANCE ZB-12-18-13

Block 1807; Lot 10

19 Magnolia Road; LR Zone

Complete: 1/4/19

Deadline: 5/4/19

Bulk variance relief requested for maximum building coverage where 3% is allowed and 0% is existing, and 5.52% is proposed, and such other variance relief as the board deems necessary, so as to permit the construction of a detached garage.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Michael Cristaldi, Alaimo Group, Board Engineer

COMMUNICATIONS

LITIGATION

None

APPROVAL OF MINUTES

January 22, 2019

ADJOURNMENT

Next meeting March 26, 2019 at 7:30 p.m.