

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

March 19, 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

GREEN MEADOW ORGANICS, LLC

RESOLUTION 5-2019

USE & BULK VARIANCE & PREL. &

FINAL SITE PLAN ZB10-17-13

Block 4601: Lot 17 & Lot 21

960 Burnt Meadow Road; LMI Zone

Decided: *The applicant withdrew the application without prejudice for use variance, bulk variance and preliminary and final site plan. The applicant has until*

Approved: December 31, 2019 to reapply in order to have application fees waived.
Escrow will apply.
February 26, 2019

Eligible to vote: Michael Gerst, Frank Curcio, Arthur McQuaid, Robert Brady James Olivo

PATRICIA MAYO
RESOLUTION 6-2019
BULK VARIANCE ZB-12-18-13
Block 1807; Lot 10
19 Magnolia Road; LR Zone

Decided: Bulk variance relief approved for maximum building coverage where 3% is allowed and 0% is existing, and 5.52% is proposed for a detached garage.

Approved: February 26, 2019

Eligible to vote: Michael Gerst, Frank Curcio, Arthur McQuaid, Robert Brady, James Olivo

CARRIED APPLICATIONS

B&B ORGANIC WASTE RECYCLING, LLC
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN ZB06-18-05
Block 6002; Lot 29
280 Marshall Hill Road; LMI Zone

Complete: 9/20/18
Deadline: 1/18/19
New Deadline: 7/24/19

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) to the April 23, 2019 meeting.

RANDA INVESTMENTS (AMENDED)
USE AND BULK VARIANCE #ZB02-18-02
Block 7601; Lot 2
1463 Union Valley Road; VC Zone

Complete: 11/13/18
Deadline: 7/25/19

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

FRANK MCELROY
Use & Bulk Variance ZB 09-18-12
 Block 2509; Lot 6
 62 Passaic Drive, LR Zone

Complete: 2/14/2019
Deadline: 6/14/2019

Use variance relief requested to place a 10 foot by 65.5 foot, (656.2 s.f.) in-ground swimming pool in the front yard, where the use is not permitted.
 Bulk variance relief requested for the proposed construction of a 1,531.2 s.f. dwelling 1,122.5 s.f. attached garage, driveways and walkways with variances requested for side yard setbacks, front yard setback, primary building coverage, and building height.

LR - LAKESIDE RESIDENTIAL ITEM	ZONE REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	8,818 S.F.	8,818 S.F.
LOT FRONTAGE (PASSAIC)	120'	40.04'	40.04'
LOT FRONTAGE (LAKE SHORE)	120'	40.00'	40.00'
LOT WIDTH	120'	40.00'	40.00'
LOT DEPTH	150'	220.5'	220.5'
SIDE YARD, EACH	30'	2.94'/8.44'	3.0'/9.0'
REAR YARD	60'		
FRONT YARD (PASSAIC)	40'	29.1'	36.7'
FRONT YARD (LAKE SHORE)	40'	156.0'	122.9'
PRIMARY BUILDING COVERAGE	881.8 S.F. 10%	851.7 S.F. 9.7%	1,531.3 S.F. 17.4%
BUILDING HEIGHT ²	35'	UNKNOWN	37.15'

ARTHUR HUSK
Bulk Variance ZB-01-19-03
Block 7608; Lot 1
119 Pinecliff Lake Dr.; LR Zone

Complete: 2/15/2019
Deadline: 6/15/2019

Seeking Bulk Variance approval for location of an accessory structure where side or rear yard is allowed and front yard is proposed. The lot is considered to have two front yards, due to a dedicated fire lane along one side of the property line.

MICHAEL DARMSTATTER (Amended)
Bulk Variance ZB 06-18-04
Block 6403; Lot 1.01
151 Lincoln Avenue; R-1 Zone

Complete: 2/15/2019
Deadline: 6/15/2019

Originally approved and variance granted by the board last year for a proposed accessory building 12 feet by 30 feet, and was located 11 feet from the side property line to stable a horse. The revised application proposes an expansion of the accessory horse stable to 12 feet by 36 feet, maintaining the 11 foot side yard setback and the 33.7 foot separation to the existing residential structure. The expansion requires the approval of these two variances. The purpose of the expansion is to allow two horses to be kept on the property.

GREENWOOD LAKE SERVICES
APPEAL ZB 01-19-01
Block 3107; Lot 1
322 Lakeside Road; LR Zone

Complete: 2/15/2019
Deadline: 6/15/2019

The Applicant appeals the Zoning Official's decision that the proposal is an expansion of a pre-existing non-conforming use and the proposed survey does not show the current conditions.

DISCUSSION

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Patrick McClellan, MCB Engineering, Board Engineer

COMMUNICATIONS

West Milford Township Memo re: "Volunteer of the Year Program"

LITIGATION

None

APPROVAL OF MINUTES

February 26, 2019

ADJOURNMENT

Next meeting April 23, 2019 at 7:30 p.m.