

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

August 27, 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 (Original and Amended Applications)

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 (Amended to 8 Units) Townhouse/Apartment complex in the village commercial zone (VC)
Denied: July 24, 2018 (and April 23, 2019 Amended Application)
Eligible to vote: (Original Application) Russell Curving, Frank Curcio, Arthur McQuaid, Steven Castronova, Robert Brady, James Olivo, Michael Gerst
(Amended application) Russell Curving, Frank Curcio, Arthur McQuaid, Matthew Conlon, Robert Brady, James Olivo, Michael Gerst

JOHN MOORE

RESOLUTION 10-2019

BULK VARIANCE ZB04-19-07

Block 15302; Lot 21.02
70 Charcoal Road; R-4 Zone

Attachment A – List of Variances

Use Variance Pursuant to N.J.S.A. 40:55D-70(d)(2)

1. (d)(2) variance required for Lot 2 to expand the garden center onto Lot 2. Lot 2 is proposed to be used only for accessory storage in connection with the garden center.

Bulk Variances Pursuant to N.J.S.A. 40:55D-70(c) (all existing non-conformities)

1. Total Area: Required – 3 acres; Existing – 1.39 acres; Proposed – 1.39 acres.
2. Lot Width: Required – 300 feet; Existing – 231 feet; Proposed – 231 feet.
3. Lot Depth: Required – 300 feet; Existing – 120 feet; Proposed – 120 feet.
4. Front Yard Setback: Required – 125 feet; Existing – 14.4 feet; Proposed – 14.4 feet.
5. Rear Yard Setback: Required – 75 feet; Existing – 63.6 feet; Proposed – 63.6 feet.
6. Accessory Building Side Yard Setback: Required – 50 feet; Existing – 34.7 feet; Proposed – 34.7 feet.
7. Buffer to Street Line: Required – 50 feet; Existing – 0 feet; Proposed – 0 feet.
8. Buffer to Side Line: Required – 40 feet; Existing – 0 feet; Proposed – 0 feet.
9. Buffer to Rear Line: Required – 50 feet; Existing – 0 feet; Proposed – 0 feet.
10. Buffer to Residential Line: Required – 75 feet; Existing – 0 feet; Proposed – 0 feet.

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: 8/17/2019

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. The applicant agreed to carry the application to the July 23, 2019 meeting to accommodate the objectors' engineer. Testimony for the amended application was given March 19, 2019 and May 21, 2019, eligible to vote are Daniel Jurkovic, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Steven Castronova and Robert Brady.

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

Complete: 2/15/2019
Deadline: 9/13/2019

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.

NEW APPLICATIONS

UNION VALLEY ASSOCIATES, LLC
USE VARIANCE ZB03-19-04
Block 6902; Lot 23
1793 Union Valley Road; R-4 Zone

Complete: 6/4/2019
Deadline: 10/2/2019

Use variance requested for an expansion of a pre-existing non-conforming use, for a three car garage with second floor storage. The property itself is both in the CC, Community Commercial Zone and R-4 Zone, with the proposed building being in the R-4 Zone, with other accessory buildings on the property. The proposed accessory structure is to be located in front of the primary structure. (This applicant is going to re-noticed for the September 24, 2019 meeting and will be carried to that date.)

JOSEPH BARDI
USE & BULK VARIANCE ZB01-19-02
Block 507; lot 2
11 Laramie Trail; LR Zone

Complete: 6/10/2019
Deadline: 10/8/2019

Use variance approval requested for a garage where there is no primary structure. Bulk variance requested for a front yard setback where 40 feet is required, 15.4 feet is existing and 25 feet is proposed.

JEFF GUNTHER
BULK VARIANCE ZB06-19-09
Block 601; Lot 14
15 Allaire Rd; LR Zone

Complete: 7/3/2019
Deadline: 10/31/2019

Bulk variance approval requested for side yard setback where 30 feet is required and 6 feet is proposed for a 11'7" by 24' carport.

JOSEPH GENEROSO
BULK VARIANCE ZB06-19-11
Block 6002; Lot 9.01
578 Morsetown Rd; R-4 Zone

Complete: 7/10/2019
Deadline: 11/7/2019

Bulk variance approval requested for a front yard setback where 125 feet is required and 80 feet is proposed to replace an existing deck and to add a roof.

CHARLES SCHNEIDER
BULK VARIANCE ZB04-19-08
Block 3007; Lot 10
1 Kushaqua Trail North; LR Zone

Complete: 7/11/2019
Deadline: 11/8/2019

Bulk variance approval requested for front yard fence height where 4 feet is required and 6 feet is proposed.

*****FOR THE PURPOSES OF SCHEDULING ONLY***NO TESTIMONY*****

GREEN MEADOW ORGANICS
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN ZB10-17-13
Block 4601; Lot 17
960 Burnt Meadow Road; LMI Zone

Complete: 7/17/19
Deadline: 11/14/19

Preliminary and final site plan and use and bulk variance approval requested for expansion of an existing compost and recycling facility. Expansion of a pre-existing non-conforming use, no stockpiles within 25 feet of property lines, 25 feet required, 0 feet existing and 0 feet proposed, materials stored or sold within 300 feet of a residential structure, 300 feet required, 0 feet existing, and 159 feet proposed.

DISCUSSION

Annual report

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

The New Jersey Planner May/June 2019

LITIGATION

None

APPROVAL OF MINUTES

October 23, 2018 (Final draft not submitted initially, a working draft was inadvertently submitted.)

June 25, 2019

July 23, 2019 meeting was cancelled due to lack of quorum. No minutes to approve.

ADJOURNMENT

Next meeting September 24, 2019 at 7:30 p.m.

*****Possible special meeting for Green Meadow Organics ZB 10-17-13, September 19, 2019 at West Milford High School Auditorium at 7:00 PM*****