

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

June 26, 2018

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: Michael Cristaldi, P.E., P.P., Alaimo Group

MEMORIALIZATIONS

**Resolution 10-2018
Zoning Board Of Adustment
Approval of 40:55d-70 Report to Mayor, Council & Planning Board**

**OAK RIDGE PRESBYTERIAN CHURCH
RESOLUTION 11-2018**

**Use Variance, Subdivision Application &
Bulk Variance Application No. ZB 02-14-01
Block 16201; Lot 39
321 Oak Ridge Road; R-4 Zone**

Resolution to amend the original approvals to include separate zoning charts for each subdivided lot.

NEW APPLICATIONS

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

**Complete: 4/17/18
New Deadline: 9/14/18**

Use and bulk variance relief requested under section 40:55D-70d for the construction of a 10 unit town house complex which is not permitted in the Village Commercial Zone.

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

-Section 500-29.E

Required: No parking within front yard

Proposed: Parking in the front yard

-Section 500-28.A

Required: Maximum front yard setback 20 feet

Proposed: 60.7 foot front yard setback

-Section 500-31.A

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

Proposed: Seven and one half (7.5) units per acre

-Section 500-31.A

Required: Maximum of eight (8) units per site

Proposed: Ten (10) unit

-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

RYAN MALONEY

Complete: 5/18/18

BULK VARIANCE ZB11-17-16

Deadline: 9/15/18

Block 15201; Lot 7

69 Rabbit Run Drive; R-4 Zone

Bulk variance approval requested for a proposed 1156 SF detached garage/barn; side yard setback where 50 feet is required 7.6 is existing (shed) and 10 feet is proposed (barn/garage) and rear yard setback where 50 feet is required, 66.4 is existing (shed) and 2.1 (garage/barn).

GREEN MEADOW ORGANICS

Complete: 6/6/18

USE & BULK VARIANCE & PREL. &

Deadline: 10/3/18

FINAL SITE PLAN

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.

CARRIED APPLICATIONS

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

May 22, 2018

ADJOURNMENT

Next meeting July 24, 2018 at 7:30 p.m.