

TOWNSHIP OF WEST MILFORD ZONING BOARD OF ADJUSTMENT

MINUTES JANUARY 15, 2004

The meeting opened at 8:15 p.m., immediately following the reorganization meeting, with the reading of the legal notice.

ROLL CALL

Present: Robert Brady, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic and Arthur McQuaid; Stephen Glatt, Board Attorney; Linda Lutz, Staff Planner.

Absent: Thomas Bigger and Joseph Giannini; Richard McFadden, Township Engineer.

Minutes

The Chairman advised the first order of business was to approve the Minutes of the December 2, 2003 meeting and a **MOTION** was made by Daniel Jurkovic to approve the Minutes of the December 2, 2003 meeting, seconded by Arthur McQuaid.

On roll call vote: Yes - Daniel Jurkovic, Arthur McQuaid and Robert Brady
No - None

Communications

The Board Attorney advised that applicant, High Crest Lake Lodge, Inc., requested an extension of one-year by letter relating to their site plan approval. His suggestion was that the Board grant the one-year extension. The attorney for applicant was not present and the Board Attorney advised the matter is still on appeal. He advised that Judge DeLuccia was going to review the Board's decision regarding the remand on the additional testimony. Two additional parties were joined in the suit and the Judge has signed an Order setting a briefing schedule. It would not make sense for the applicant to go ahead with any site plan approval since they are still waiting for a final decision. Linda Lutz, Principal Planner, confirmed that applicant's letter request was received prior to the expiration date.

MOTION was Daniel Jurkovic to grant the one-year extension to High Crest Lake Lodge, Inc. for Preliminary & Final Site Plan #0120-0096AB, seconded by Arthur McQuaid.

On roll call vote: Yes - Daniel Jurkovic, Arthur McQuaid and Robert Brady
No - None

Miscellaneous

With regard to the Annual Report, Mrs. Lutz gave the Board her analysis of the past year's number and type of variances heard by the Board. She had a GIS map showing the location of the various variances. The map shows if there are clusters to a part of town. She advised 14 of the 17 bulk variances heard fell within the Lake Residential Zone and felt something may need to be done with this zone. The Upper Greenwood Lake area had the most variances. Arthur McQuaid suggested making a recommendation to the Township to use open space funds to purchase these small lots to be made into parks, eliminating

water and septic problems. Mrs. Lutz stated she would put this recommendation in the draft report.

The Board Attorney advised there are two pending litigation matters; namely, High Crest Lake Lodge, Inc., and CEFES Financial. The Connell application was withdrawn. He advised Schneider and Ferranti were not appealed.

Mrs. Lutz requested that, if Board members cannot make a meeting, they should call the Board Secretary as soon as possible to avoid quorum problems. She has not been apprised when the alternate members would be appointed.

ADJOURNMENT

The meeting was adjourned by unanimous vote at 8:35 p.m.

Respectfully submitted,

Carol DenHeyer
Secretary