

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

March 23, 2004

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 Record and Suburban Trends 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) 728-2895.

PLEDGE

Regular Members: Thomas Bigger, Robert Brady, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic and Arthur McQuaid
Alternates: Ed Spirko
Board Attorney: Stephen Glatt
Principal Planner: Linda Lutz
Township Engineer: Richard McFadden

MEMORIALIZATIONS

PETER ESPOSITO

Mountain Lakes Autowash

Resolution #5-2004

Amended Preliminary & Final Site Plan

#0420-0120AB

Block 6701; Lot 13

1946 Union Valley Road; CC Zone

GRANTED: Amendment to preliminary and final site plan approval to change the landscaping plan and extend the portico 10 feet.

Eligible to vote: Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

NEW APPLICATIONS

ELAINE CORNELISSEN	COMPLETE	01-02-04
Bulk Variance #0330-0642	DEADLINE	05-01-04
Block 8101; Lot 18 11 Locust Court; R-1 Zone Addition to single-family dwelling		

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for minimum side yard setback, maximum lot coverage, and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

JEAN CASTAGNA	COMPLETE	02-19-04
Bulk Variance #0330-0640	DEADLINE	06-18-04
Block 7620; Lot 10 24 Orchard Lane; LR Zone Addition to single-family dwelling		

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for minimum side yard setback, maximum lot coverage, and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

JASON TOPCZIJ	COMPLETE	03-05-04
Bulk Variance #0430-0648	DEADLINE	07-03-04
Block 9501; Lot 33 28 Bissett Drive; R-3 Zone Addition to single-family dwelling		

This application does not comply with Section 18-3.7 Paragraph B of the Land Development Ordinance for minimum side yard setbacks, maximum lot coverage, and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

MINUTES

Approval of Minutes of the February 24, 2004 Meeting.

COMMUNICATIONS

Letter from State of New Jersey, Department of Environmental Protection, dated February 4, 2004 to Scott Begraft of American Environmental Services, Inc., re

Freshwater Wetlands LOI Verification, Transition Area Waiver – Averaging Plan and Statewide General Permits 10A and 10B, a Pre-cancellation letter for WMUV Associates, LLC, Block 7701, Lot 7.

MISCELLANEOUS

Discussion regarding the hiring of an expert in order for the Board to obtain additional expert advice with regard to the application of 1855 GLT, LLC, for Preliminary & Final Site Plan #0320-0139AB and Bulk Variance #0330-0639 for Block 3703; Lot 14, 1855 Greenwood Lake Tpke; LC Zone, specifically regarding the possible effects and impacts from the septic system effluent. Resolution #6-2003.

ADJOURNMENT