

TOWNSHIP OF WEST MILFORD

ZONING BOARD OF ADJUSTMENT

AGENDA

April 27, 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

ROLL CALL

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

ELAINE CORNELISSEN
Resolution #7-2004
Bulk Variance #0330-0642
Block 8101; Lot 18
11 Locust Court; R-1 Zone

GRANTED: Minimum side yard setback and maximum lot coverage
Eligible to vote: Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

JEAN CASTAGNA

Resolution #8-2004

Bulk Variance #0330-0640

Block 7620; Lot 10

24 Orchard Lane; LR Zone

GRANTED: Minimum side yard setback and maximum lot coverage

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

JASON TOPCZIJ

Resolution #9-2004

Bulk Variance #0430-0648

Block 9501; Lot 33

28 Bissett Drive; R-3 Zone

GRANTED: Minimum side yard setback and maximum lot coverage

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

COURT REMANDS

CEFES FINANCIAL, INC.

***De Minimis* Exception**

Block 1806; Lot 4

Magnolia Rd; LR Zone

De Minimis exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, cartway width.

Bulk Variance #0230-0614

Block 1806; Lot 4

Magnolia Rd; LR Zone

Construction of single-family dwelling

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of area, frontage, width, front yard setback, and side yard setbacks. The proposal also needs relief from the MLUL C.40:55D-35 requirement that no permit for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure.

NEW APPLICATIONS

WEST MILFORD AUTO RECYCLERS, INC.

Bulk Variance #0430-0646

Block 12501; Lots 18 & 19

COMPLETE 03-12-04

DEADLINE 07-10-04

Weaver Road; R-3 Zone

This application does not comply with Section 18-9 Paragraph 4B of the Land Development Ordinance for fence height, fence location, accessory building distance to other building and such other variance relief as the Board deems necessary, so as to permit the installation of a fence.

STRENGTHEN OUR SISTERS, INC.

Use Variance #0440-0656

Block 14701; Lot 53

76 Old Route 23; NC Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a rooming home.

COMPLETE 04-01-04

DEADLINE 07-30-04

This application does not comply with Section **18-3.3** of the Land Development Ordinance because the proposed use is not permitted.

APSHAWA LAND CO.

Use Variance #0340-0635

Block 12501; Lot 21

Van Cleef Road; R-3 Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for an expansion of a use previously approved.

COMPLETE 04-02-04

DEADLINE 07-31-04

Preliminary & Final Site Plan #0220-0126AB

Bulk Variance #0230-0586

Block 12501; Lot 21

Van Cleef Road; R-3 Zone

This application does not comply with various sections of the Land Development Ordinance for relief needed for front yard setback, no curbing, no paving, no loading zone, fence height, sign location; MLUL: Relief from the MLUL C.40:55D-35 requirement that no permit for the erection of any building or structure shall be issued unless the lot abuts a public street giving access to such proposed building or structure, and such other variance relief as the Board deems necessary, so as to permit a contractor's garage and work center.

KURT RENZLAND

Use Variance #0340-0645

Block 6002; Lot 39.02

921 Burnt Meadow Rd.; LMI Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a single-family house.

COMPLETE 04-02-04

DEADLINE 07-31-04

MINUTES

Approval of Minutes of the April 18, 2002 Meeting.
Approval of Minutes of the March 26, 2002 Meeting.
Approval of Minutes of the February 26, 2002 Meeting.
Approval of Minutes of the February 21, 2002 Meeting.

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT