

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

**AGENDA**

**January 25, 2005**

**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, Daniel Jurkovic, Arthur McQuaid and Ed Spirko  
**Alternates:** Thomas Lemanowicz and Ada Erik  
**Board Attorney:**  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

**MEMORIALIZATIONS**

**HIGH CREST LAKE LODGE, INC.**  
**Resolution 2-2005**  
Use Variance #0140-0490  
Preliminary & Final Site Plan #0120-0096AB  
Block 13002; Lot 9  
High Crest Drive/Hearthstone Drive; R-2 Zone  
**GRANTED:** Reaffirmation of the determination of the use variance.

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady

**CEFES FINANCIAL, INC.**

**Resolution 3-2005**

Bulk Variance #0430-0670

Block 16504; Lot 4

Apple Tree Lane/Dan Jennings Rd; R-4

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**CEFES FINANCIAL, INC.**

**Resolution 4-2005**

*De Minimis* Exception

Block 16504; Lot 4

Apple Tree Lane/Dan Jennings Rd; R-4

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

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and Robert Brady

## CONTINUED PUBLIC HEARINGS

**RONALD & PATRICIA SHERRY**

**Bulk Variance #0430-0686**

Block 4301; Lot 38

31 Forest Lake Drive; LR Zone

Construction of garage

COMPLETE 09-20-04

DEADLINE 02-17-05

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure location, side yard setback and lot coverage.

The application was carried from the November 23, 2004 public hearing. Eight members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

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**SHILOH BIBLE CAMP, INC.**

**Use Variance #0440-0663**

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

COMPLETE 10-01-04

DEADLINE 02-28-05

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(2), an expansion of a pre-existing, non-conforming use, for an addition of a gymnasium/meeting room/apartment facility.

**Preliminary & Final Site Plan #0420-0180AB**

**Bulk Variance #0430-0664**

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

The application was carried from the December 16, 2004 public hearing. Six members present to hear testimony were Thomas Bigger, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady.

## **APPLICATIONS CARRIED FROM PREVIOUS MEETING**

**WILLIAM & DENISE ENNIS**

**Bulk Variance #0430-0690**

Block 9704; Lot 17

5 Camden Place; R-1 Zone

Addition to single-family dwelling

COMPLETE 11-30-04

DEADLINE 03-30-05

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

## **NEW APPLICATIONS**

**NEW HEAVEN MISSION, INC.**

**Use Variance #0340-0624**

Block 12001; Lot 20

Corner of Macopin & Weaver Rd.; NC Zone

Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d (1) to use the property for a church

COMPLETE 11-30-04

DEADLINE 03-30-05

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**MIKE DONADIO**

**Bulk Variance #0430-0688**

Block 9901; Lot 38

33 Wooley Road; R-4 Zone

Construction of a single-family dwelling and conversion of existing dwelling into the accessory structure.

COMPLETE 12-01-04

DEADLINE 03-31-05

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for lot area, lot frontage, lot width, accessory structure: distance to side line, size and location, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling and convert the existing dwelling into the accessory structure.

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**JOHN PANARIELLO**  
**Use Variance #0440-0694**  
Block 11103; Lot 5.02  
602 Snake Den Road; R-4 Zone

COMPLETE 12-27-04  
DEADLINE 04-26-05

Use Variance per New Jersey Municipal Land Use Law C:40-55D-70d (1) for an accessory building on a lot that does not contain a principal structure.

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**WEST MILFORD AUTO RECYCLERS, INC.**  
**Appeal/Interpretation #0570-0695**  
Block 12501; Lots 18 & 19  
Weaver Road; R-3 Zone

COMPLETE 01-04-05  
DEADLINE 05-04-05

Appeal and Interpretation pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-70 a and b having to do with the requirements of a fence around a junk yard.

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**GREGORY THOMASES**  
**Bulk Variance #0430-0666**  
Block 4101; Lot 6  
166 Long Pond Road; LR Zone  
Construction of an addition

COMPLETE 01-06-05  
DEADLINE 05-06-05

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of rear yard setback and lot coverage.

## MINUTES

Approval of Minutes of the October 26, 2004 Meeting.  
Approval of Minutes of the November 23, 2004 Meeting.

## **COMMUNICATIONS**

## **MISCELLANEOUS**

Discussion of Annual Report

## **ADJOURNMENT**