

TOWNSHIP OF WEST MILFORD ZONING BOARD OF ADJUSTMENT

MINUTES

APRIL 27, 2004

The meeting opened at 7:40 p.m. with the reading of the legal notice.

ROLL CALL

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

Absent: Joseph Giannini and Ed Spirko

The Board Chairman advised there were letters requesting carries for the following applications:

CEFES FINANCIAL, INC.
De Minimis Exception
Bulk Variance #0230-0614
Block 1806; Lot 4
Magnolia Rd; LR Zone

The Cefes Financial, Inc., court remand was carried to the May 25, 2004 meeting because of a problem with the publication. No re-publication is necessary and a 30-day extension was granted by John Barbarula, Esq.

WEST MILFORD AUTO RECYCLERS, INC.	COMPLETE	03-12-04
Bulk Variance #0430-0646	DEADLINE	07-10-04
Block 12501; Lots 18 & 19		
Weaver Road; R-3 Zone		

The West Milford Auto Recyclers, Inc., application was carried to the May 25, 2004 meeting as requested by letter from Dana D'Angelo, Esq.

APSHAWA LAND CO.	COMPLETE	04-02-04
Use Variance #0340-0635	DEADLINE	07-31-04
Preliminary & Final Site Plan #0220-0126AB		
Bulk Variance #0230-0586		
Block 12501; Lot 21		
Van Cleef Road; R-3 Zone		

The Apshawa Land Co. application was carried to the May 25, 2004 meeting and a 30-day extension was granted as requested by letter from John Barbarula, Esq.

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

MOTION made by Thomas Bigger, seconded by Daniel Jurkovic, to memorialize the action.

On roll call vote: Yes - Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady
No - None

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

MOTION made by Thomas Bigger, seconded by Daniel Jurkovic, to memorialize the action.

On roll call vote: Yes - Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady
No - None

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

MOTION made by Thomas Bigger, seconded by Anthony DeSenzo, to memorialize the action.

On roll call vote: Yes - Thomas Bigger, Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady
No - None

The following new application was called:

STRENGTHEN OUR SISTERS, INC.

Use Variance #0440-0656

Block 14701; Lot 53

76 Old Route 23; NC Zone

COMPLETE 04-01-04

DEADLINE 07-30-04

Board member, Daniel Jurkovic, recused himself from the application.

Applicant was represented by George Cotz, Esq., who requested the application be carried to the May 25, 2004 meeting to allow additional Board members to be present. He granted the Board a 30-day extension.

The Board Attorney reminded applicant the Planner wanted floor plans provided for the application.

The following new application was called:

KURT RENZLAND

Use Variance #0340-0645

Block 6002; Lot 39.02

921 Burnt Meadow Rd.; LMI Zone

COMPLETE 04-02-04

DEADLINE 07-31-04

Applicant, Kurt Renzland, was sworn and testified he would like to build a home for himself on his property where his business is located.

David Hals, Engineer and Planner, appeared on behalf of applicant and was sworn and testified.

The Board recessed and upon reconvening all Board members were present.

The Board Attorney advised the applicant that the Principal Planner would be testifying. He further advised that only he or an attorney may cross-examine. Therefore, Mr. Renzland requested his application be carried to the May 25, 2004 meeting in order to obtain an attorney. No further notice or publication is necessary.

The Chairman advised the court remand for Cefes Financial, Inc., would be first on the May 25, 2004 Agenda. Mr. Renzland's application would be scheduled second since it had already been started.

ADJOURNMENT

The meeting was adjourned by unanimous vote at 9:16 p.m.

Respectfully submitted,

Carol DenHeyer
Secretary