

# TOWNSHIP OF WEST MILFORD

## ZONING BOARD OF ADJUSTMENT

### AGENDA

July 12, 2005

#### *SPECIAL MEETING*

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 Herald News and The Record 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:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

### CONTINUED PUBLIC HEARINGS

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

COMPLETE 12-27-04  
DEADLINE 08-24-05

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.

Testimony was taken at the April 26, 2005 and June 28, 2005 public hearings. Seven members present to hear testimony at both meetings were Thomas Bigger, Anthony DeSenzo, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz, Ada Erik and Robert Brady.

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## APPLICATIONS CARRIED FROM PREVIOUS MEETING

<b>ROBERT MAZZOCCHI</b>	COMPLETE	01-14-05
<b><i>De Minimis Exception</i></b>	DEADLINE	08-12-05
Block 504; Lot 1 Clubhouse Trail; LR Zone <i>De Minimis</i> exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, drainage and graded area.		
<b>Bulk Variance #0430-0689</b> Block 504; Lot 1 Clubhouse Trail; LR Zone		

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

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<b>VINCENT LANZA</b>	COMPLETE	01-28-05
<b><i>De Minimis Exception</i></b>	DEADLINE	08-26-05
Block 2708; Lots 1,5 & 6 27 Flanders Road; LR Zone <i>De Minimis</i> exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, curbs, storm drains, etc.		
<b>Bulk Variance #0430-0673</b> Block 2708; Lots 1,5 & 6 27 Flanders Road; LR Zone		

This application did not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of side yard setback, front yard setback (now changed to lot frontage and lot width) and 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.

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<b>TARA &amp; RAY GUARINO</b>	COMPLETE	04-12-05
<b>Bulk Variance #0530-0701</b>	DEADLINE	09-09-05
Block 15502; Lot 13		
30 Circle Boulevard; R-2		
Construction of roof over existing front porch		

This application does not comply with Sections 18-3.7 Paragraph A of the Land Development Ordinance for side yard setback, front yard setback, accessory structure (shed): distance to side line and distance to rear line; accessory structure (pool): distance to rear line, and such other variance relief as the Board deems necessary, so as to permit the construction of a roof over an existing front porch.

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<b>RICHARD SMITH</b>	COMPLETE	04-14-05
<b>Bulk Variance #0530-0699</b>	DEADLINE	08-12-05
Block 10301; Lot 26		
11 Krattiger Court; R-4		
Addition to single-family dwelling		

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

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<b>PAUL RYAN</b>	COMPLETE	05-02-05
<b>Bulk Variance #0430-0693</b>	DEADLINE	08-30-05
Block 5708; Lot 22		
59 Belleau Gateway; LR Zone		

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for lot area, lot depth, side yard setback, front yard setback, rear yard setback, lot coverage; accessory structure: distances to other buildings, location in front yard, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling.

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**KENNETH KUHL**  
**Bulk Variance #0530-0700**  
Block 12401; Lot 2  
131 Otterhole Road; R-4

COMPLETE 05-12-05  
DEADLINE 09-09-05

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for side yard setback, rear yard setback, maximum lot coverage, accessory structure's distance to other buildings, and such other variance relief as the Board deems necessary, so as to permit the construction of an addition to a single-family home.

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## **MISCELLANEOUS**

## **COMMUNICATIONS**

## **ADJOURNMENT**

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## **TOWNSHIP OF WEST MILFORD**

### **PLANNING BOARD**

### **ADDENDUM TO AGENDA**

JULY 12, 2005

Special Meeting

## **CLOSED SESSION**

Resolution No. 16-2005 to enter into Closed Session for discussion of Board Attorney Contract.

Boa\Agendas\2005\07-12-05 addendum