

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

August 10, 2004

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 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

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

COURT REMAND

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.

This application was carried from the July 27, 2004, June 22, 2004 and May 25, 2004 public hearings. No testimony was taken at the July 27, 2004 and June 22, 2004 public hearings. Members present to hear testimony at the May 25, 2004 public hearing were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

DAVID POST

Bulk Variance #0430-0655

Block 5614; Lot 2
63 Center Street; LR Zone
Addition to single-family dwelling

COMPLETE 06-02-04

DEADLINE 09-30-04

This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for rear 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.

This application was carried from the July 27, 2004 and July 15, 2004 public hearings. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Ed Spirko, Thomas Lemanowicz and Robert Brady.

MINUTES

Approval of past Minutes

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT

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