

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

**AGENDA**

**August 24, 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 and Thomas Lemanowicz  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden  
**Consulting Engineer:** Robert Kirkpatrick

**MEMORIALIZATIONS**

**CAROLYN POST**  
**Resolution #13-2004**  
Bulk Variance #0430-0658  
Block 13701; Lot 37  
9 Seminole Way; LR Zone

**DENIED**

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

**STRENGTHEN OUR SISTERS, INC.**

**Resolution #15-2004**

Use Variance #0440-0656

Block 14701; Lot 53

76 Old Route 23; NC Zone

**DISMISSED WITHOUT PREJUDICE**

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Francis Hannan, Ed Spirko and Robert Brady

**STRENGTHEN OUR SISTERS, INC.**

**Resolution #16-2004**

Interpretation #0470-0674

Block 14701; Lot 53

76 Old Route 23; NC Zone

**DISMISSED WITHOUT PREJUDICE**

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Ed Spirko and Robert Brady

**APSHAWA LAND Co.**

**Resolution #14-2004**

Use Variance #0340-0635

Block 12501; Lot 21

Van Cleef Road; R-3 Zone

**DISMISSED WITHOUT PREJUDICE**

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Ed Spirko and Robert Brady

**KURT RENZLAND**

**Resolution #17-2004**

Use Variance #0340-0645

Block 6002; Lot 39.02

921 Burnt Meadow Rd.; LMI Zone

**DENIED**

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic and Robert Brady

**JEFFREY HUEBNER**

**Resolution #18-2004**

Bulk Variance #0430-0652

Block 6705; Lot 2

19 Greenbrook Drive; R-1 Zone

**GRANTED:** Bulk variance for front yard setback, maximum lot coverage,

accessory structure distance to side line and distance to other buildings.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Ed Spirko and Robert Brady

## CONTINUED PUBLIC HEARINGS

<b>1855 GLT, LLC</b>	COMPLETE	10-31-03
<b>Preliminary &amp; Final Site Plan #0320-0139AB</b>	DEADLINE	08-31-04
<b>Bulk Variance #0330-0639</b>		
Block 3703; Lot 14		
1855 Greenwood Lake Tpke; LC Zone		
Request for commercial building with Laundromat and two apartments.		

This application does not comply with Sections 18-4.5, 18-9.4, 18-9.9, and 18-9.12 of the Land Development Ordinance for the following reasons: buffers, wall height, no loading zone and driveway separation distance.

This application was carried from the June 22, 2004 and May 25, 2004 public hearings. Members who listened to the recording or were present to hear testimony at both meetings or were Thomas Bigger, Anthony DeSenzo, Daniel Jurkovic, Ed Spirko and Robert Brady.

*This application is listed on this August 24, 2004 agenda for the sole purpose of determining jurisdiction.*

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<b>MICHAEL ZUPP</b>	COMPLETE	06-01-04
<b>De Minimis Exception</b>	DEADLINE	09-29-04
Block 12110; Lot 6		
Inwood Road; R-2 Zone		
De Minimis exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement and drainage.		

**Bulk Variance #0430-0662**  
Block 12110; Lot 6  
Inwood Road; R-2 Zone  
Construction of single-family dwelling

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for lot frontage and lot width. 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 June 15, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

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## NEW APPLICATIONS

<b>APSHAWA LAND Co.</b>	COMPLETE	07-28-04
<b>Use Variance #0340-0635</b>	DEADLINE	11-25-04
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.		

**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.

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<b>JEFFREY YUHAS</b>	COMPLETE	07-29-04
<b>Bulk Variance #0430-0680</b>	DEADLINE	11-26-04
Block 10601; Lot 10 36 Postbrook Road North; LR Zone Addition to single-family dwelling		

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

## **MINUTES**

Approval of Minutes of the August 10, 2004 Special Meeting.  
Approval of Minutes of the July 27, 2004 Meeting.  
Approval of Minutes of the July 15, 2004 Meeting.  
Approval of Minutes of the June 22, 2004 Meeting.

## **COMMUNICATIONS**

Letter dated July 28, 2004 from the State of New Jersey to Amy S. Greene Environmental Consultants, Inc., re Cancellation of Pending Letter of Interpretation, Statewide General Permit 10A and Transition Area Waiver – Averaging Plan Application for West Milford Union Valley Associates, LLC.

## **MISCELLANEOUS**

Discussion of procedural issues regarding dismissals without prejudice.

## **ADJOURNMENT**