

TOWNSHIP OF WEST MILFORD
ZONING BOARD OF ADJUSTMENT

AGENDA

September 28, 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

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 August 10, 2004, July 27, 2004, June 22, 2004 and May 25, 2004 public hearings. No testimony was taken at the August 10, 2004, 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.

CONTINUED PUBLIC HEARINGS

MICHAEL ZUPP

De Minimis Exception

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.

COMPLETE 06-01-04

DEADLINE 10-31-04

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 August 24, 2004 and July 15, 2004 public hearing. No testimony was taken at the August 24, 2004 meeting. Members present to hear testimony at the July 15, 2004 meeting were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

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 10-31-04

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 August 10, 2004, 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, Thomas Lemanowicz and Robert Brady.

APSHAWA LAND CO.
Use Variance #0340-0635
Block 12501; Lot 21
Van Cleef Road; R-3 Zone

COMPLETE 07-28-04
DEADLINE 11-25-04

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.

This application was carried from the August 24, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETING

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

NEW APPLICATIONS

DONALD & I-YO TURTON Bulk Variance #0430-0672 Block 4501; Lot 3 Awosting Rd/East Shore Rd; R-4 Construction of single-family dwelling	COMPLETE DEADLINE	08-16-04 12-14-04
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This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for lot depth, front yard setback, rear yard setback, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling.

MICHAEL & JENNIFER BARONE Bulk Variance #0430-0683 Block 7506; Lot 7 2 Compass Avenue; LR Zone Installation of fence	COMPLETE DEADLINE	08-18-04 12-16-04
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This application does not comply with Section 18-9.4 Paragraph B of the Land Development Ordinance for fence height and such other variance relief as the Board deems necessary, so as to permit the installation of a fence.

DENNIS MAIORINO Bulk Variance #0430-0682 Block 1203; Lot 2 4 Finderne Court; LR Zone Construction of a garage	COMPLETE DEADLINE	08-19-04 12-17-04
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This application does not comply with Section 18-9.1 Paragraph F of the Land Development Ordinance for accessory structure location in a front yard and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

GREG RYAN

De Minimis Exception

Block 12501; Lot 20

Van Cleef Road; R-3 Zone

De Minimis exception from the Residential Site Improvement Standards –
New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1).

COMPLETE 08-24-04

DEADLINE 12-22-04

Bulk Variance #0430-0677

Block 12501; Lot 20

Van Cleef Road; R-3 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. 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 and that such street is suitably improved, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling.

MINUTES

Approval of Minutes of the August 24, 2004 Meeting.
Approval of past Minutes.

COMMUNICATIONS

MISCELLANEOUS

Discussion of Special Meeting – If the Board deems it necessary, the Main Meeting Room is available on the following dates:

Tuesday, October 12, 2004
Tuesday, October 19, 2004
Thursday, October 21, 2004

ADJOURNMENT