

# TOWNSHIP OF WEST MILFORD

## ZONING BOARD OF ADJUSTMENT

### AGENDA

October 26, 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

**CEFES FINANCIAL, INC.**  
**Resolution #19-2004**  
Bulk Variance #0230-0614  
Block 1806; Lot 4  
Magnolia Rd; LR Zone  
**GRANTED:** Bulk variance for lot area, frontage, width, front yard setback and side yard setbacks.

**Eligible to vote:** Anthony DeSenzo, Francis Hannan, Arthur McQuaid and Robert Brady

**CEFES FINANCIAL, INC.**  
**Resolution #20-2004**  
*De Minimis* Exception  
Block 1806; Lot 4  
Magnolia Rd; LR Zone  
**DENIED**

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic 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	11-23-04
<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 August 24, 2004, June 22, 2004 and May 25, 2004 public hearings. Members who listened to the recording or were present to hear testimony at all meetings were Thomas Bigger, Anthony DeSenzo, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady.

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## APPLICATIONS CARRIED FROM PREVIOUS MEETING

<b>GREG RYAN</b>	COMPLETE	08-24-04
<b><i>De Minimis</i> Exception</b>	DEADLINE	12-22-04
Block 12501; Lot 20		
Van Cleef Road; R-3 Zone		
<i>De Minimis</i> exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1).		

**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.

## NEW APPLICATIONS

<b>THOMAS J. VITTOR</b>	COMPLETE	09-20-04
<b>Bulk Variance #0430-0550</b>	DEADLINE	01-18-05
Block 4201; Lot 8 57 Lake Park Terrace; 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 reason of maximum lot coverage.

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<b>ROBERT &amp; MARINA SABO</b>	COMPLETE	09-23-04
<b>Bulk Variance #0430-0687</b>	DEADLINE	01-21-05
Block 9707; Lot 15 69 Bergen Drive; R-1 Zone		

This application does not comply with Section 18-3.7 Paragraph B of the Land Development Ordinance for the reason of side yard setback.

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<b>CEFES FINANCIAL, INC.</b>	COMPLETE	09-29-04
<b><i>De Minimis</i> Exception</b>	DEADLINE	01-27-05
Block 16504; Lot 4 Apple Tree Lane/Dan Jennings Rd; R-4 <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, grading and drainage.		

<b>Bulk Variance #0430-0670</b>
Block 16504; Lot 4 Apple Tree Lane/Dan Jennings Rd; R-4

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for the reasons of lot width, front yard 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.

## **COMMUNICATIONS**

## **MISCELLANEOUS**

## **ADJOURNMENT**