

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

**AGENDA**

**November 25, 2003**

**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 Aim Newspapers and The North Jersey Herald & News 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, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, William Milnes and Laetitia Munro  
**Alternates:** Dennis Kirwan and Eugene Richards  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

**MEMORIALIZATIONS**

**CEFES FINANCIAL, INC.**  
**Resolution #37-2003**  
*De Minimis* Exception  
Bulk Variance #0230-0614  
Block 1806; Lots 4 & 5  
Magnolia Rd; LR Zone

**DENIED**

**Eligible to vote:** Thomas Bigger, Laetitia Munro and Dennis Kirwan

**HIGH CREST LAKE LODGE, INC.**

**Resolution #38-2003**

Use Variance #0140-0490

Preliminary & Final Site Plan #0120-0096AB

Block 13002; Lot 9

High Crest Drive/Hearthstone Drive; R-2 Zone

**GRANTED:** Reaffirmation of the determination of the use variance.

**Eligible to vote:** Thomas Bigger, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

**JOSEPH PATERNO, LLC**

**Resolution #39-2003**

*De Minimis* Exception

Block 2707; Lots 2 & 5

Flanders Road; LR Zone

**GRANTED:** *De Minimis* exception from the Residential Site Improvement Standards –New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: paving road, drainage, grading.

**Eligible to vote:** Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

**JOSEPH PATERNO, LLC**

**Resolution #40-2003**

Bulk Variance #0330-0623

Block 2707; Lots 2 & 5

Flanders Road; LR Zone

**GRANTED:** Bulk variances for lot area, lot frontage, lot width, side yard setback, front yard setback and (max.) wall height in front yard

**Eligible to vote:** Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan and Robert Brady

**WM UV Assoc., LLC**

**(ORCHARD VIEW ESTATES)**

**Resolution #41-2003**

Use Variance #0240-0603

Block 7701; Lots 7 and 11

Union Valley Road; R-1 Zone

**GRANTED:** Use Variance per New Jersey Municipal Land Use Law C.40-55D-70d(2) for the expansion of a pre-existing, non-conforming use.

**Eligible to vote:** Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan, Eugene Richards and Robert Brady

**WM UV Assoc., LLC**

**(ORCHARD VIEW ESTATES)**

**Resolution #42-2003**

*De Minimis* Exception

Block 7701; Lots 7 and 11  
Union Valley Road; R-1 Zone

**GRANTED:** *De Minimis* exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21) for reduction in right-of-way width and exception from sidewalk requirement.

**Eligible to vote:** Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan, Eugene Richards and Robert Brady

**WM UV Assoc., LLC**  
**(ORCHARD VIEW ESTATES)**

**Resolution #43-2003**

Preliminary Subdivision #0210-1934A

Bulk Variance #0230-0604

Block 7701; Lots 7 and 11

Union Valley Road; R-1 Zone

**GRANTED:** Final subdivision to create eight residential lots

**Eligible to vote:** Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Dennis Kirwan, Eugene Richards and Robert Brady

## **APPLICATIONS CARRIED FROM PREVIOUS MEETING**

**KERRY GREENE**

COMPLETE 02-07-03

**Use Variance #0240-0605**

DEADLINE 12-31-03

Block 1404; Lot 5.02

832 Warwick Tpk.; NC Zone

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1)

because the proposed residential lots are not permitted in a commercial zone

***De Minimis* Exception**

Block 1404; Lot 5.02

832 Warwick Tpk.; NC Zone

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

**Minor Subdivision #0210-1951**

**Bulk Variance #0330-0629**

Block 1404; Lot 5.02

832 Warwick Tpk.; NC Zone

To create three residential lots

This application does not comply with Section 18-4.4 and 18-9.7 of the Land Development Ordinance for the following reasons:

ITEM	REQUIRED	PROPOSED LOT 5.03	PROPOSED LOT 5.04
Lot Frontage	100 feet	30 feet	50.28 feet
Lot Width	100 feet	30 feet	----
Section 35 MLUL – issuance of a building permit on a lot that does not have access to a public street.			

This application was carried from the July 17, 2003 and October 30, 2003 public hearings. Members present to hear testimony at the July 17, 2003 meeting were Thomas Bigger, Joseph Giannini, Daniel Jurkovic, William Milnes, Laetitia Munro, Dennis Kirwan and Robert Brady. No testimony was taken at the October 30, 2003 meeting.

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## NEW APPLICATIONS

<b>JASON &amp; RENEE' HORN</b>	COMPLETE	11-04-03
<b>Bulk Variance #0330-0627</b>	DEADLINE	03-03-04
Block 2508; Lot 3		
253 Lakeshore Drive; LR Zone		
Construction of garage		

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for distance between principal & accessory building, side yard setback of accessory structure, accessory building coverage, accessory building location in a front yard, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

## MISCELLANEOUS

## MINUTES

Approval of Minutes of the October 21, 2003 Meeting.

## ADJOURNMENT