

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

**AGENDA**

**July 27, 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, Tom Lemanowicz  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden  
**Consulting Engineer:** Robert Kirkpatrick

**DISCUSSION OF SPECIAL MEETING DATES**

The main meeting room is available on the following dates:

Tuesday, August 10, 2004  
Wednesday, August 11, 2004  
Tuesday, September 21, 2004  
Thursday, September 23, 2004

## 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 June 22, 2004 and May 25, 2004 public hearings. No testimony was taken at the June 22, 2004 public hearing. 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

**WEST MILFORD AUTO RECYCLERS, INC.**

**Bulk Variance #0430-0646**

Block 12501; Lots 18 & 19

Weaver Road; R-3 Zone

COMPLETE 03-12-04

DEADLINE 09-08-04

This application does not comply with Section 18-9 Paragraph 4B of the Land Development Ordinance for fence height, fence location, accessory building distance to other building and such other variance relief as the Board deems necessary, so as to permit the installation of a fence.

This application was carried from the June 17, 2004 and July 15, 2004 public hearings. No testimony was taken at the July 15, 2004 meeting. Members present to hear testimony at the June 17, 2004 meeting were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Arthur McQuaid, Ed Spirko and Robert Brady.

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**KURT RENZLAND** COMPLETE 04-02-04  
**Use Variance #0340-0645** DEADLINE 09-29-04  
Block 6002; Lot 39.02  
921 Burnt Meadow Rd.; LMI Zone  
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a single-family house.

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

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**STRENGTHEN OUR SISTERS, INC.** COMPLETE 05-28-04  
**Interpretation #0470-0674** DEADLINE 09-25-04  
Block 14701; Lot 53  
76 Old Route 23; NC Zone  
Interpretation pursuant to the Municipal Land Use Law, NJSA. 40:55D-70 b: whether applicant's use of premises as a shelter for victims of domestic violence constitutes a valid use under NJSA 40:55D-66.1.

This application was carried from the June 22, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Ed Spirko and Robert Brady.

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**JEFFREY HUEBNER** COMPLETE 06-01-04  
**Bulk Variance #0430-0652** DEADLINE 09-29-04  
Block 6705; Lot 2  
19 Greenbrook Drive; R-1 Zone  
Addition to single-family dwelling

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for front yard setback, maximum lot coverage, accessory structure: distance to side line and distance to other buildings, 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 June 17, 2004 and July 15, 2004 public hearings. No testimony was taken at the July 15, 2004 meeting. Members who were present to hear testimony at the June 17, 2004 meeting or who listened to the recording were Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

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<b>DAVID POST</b>	COMPLETE	06-02-04
<b>Bulk Variance #0430-0655</b>	DEADLINE	09-30-04
Block 5614; Lot 2		
63 Center Street; 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 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 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.

## APPLICATIONS CARRIED FROM PREVIOUS MEETING

<b>STRENGTHEN OUR SISTERS, INC.</b>	COMPLETE	04-01-04
<b>Use Variance #0440-0656</b>	DEADLINE	08-29-04
Block 14701; Lot 53		
76 Old Route 23; NC Zone		
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for a rooming house.		

This application does not comply with Section 18-4.2 of the Land Development Ordinance because the proposed use is not permitted.

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<b>APSHAWA LAND Co.</b>	COMPLETE	04-02-04
<b>Use Variance #0340-0635</b>	DEADLINE	10-29-04
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.		

<b>Preliminary &amp; Final Site Plan #0220-0126AB</b>
<b>Bulk Variance #0230-0586</b>
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.

## **MINUTES**

Approval of Minutes of the June 17, 2004 Meeting.

## **COMMUNICATIONS**

Cancellation notice dated May 27, 2004 from the DEP re: Letter of Interpretation - for Block 12501; Lot 21, William Mabey/Apshawa Land Co.

## **MISCELLANEOUS**

## **ADJOURNMENT**