

**Township of West Milford  
Zoning Board of Adjustment**

**AGENDA**

June 26, 2007

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 Herald News and the Record 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) 728-2796.*

**PLEDGE**

**ROLL CALL**

*Regular Members:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini  
*Chairman:* Robert Brady  
*Alternates:* Barry Wieser, Frank Curcio  
*Board Attorney:* Stephen Glatt, Esq.  
*Board Planner:* William Drew, P.P., AICP  
*Township Engineer:* Richard McFadden, P.E.

**APPOINTMENT OF BOARD SECRETARY**

**MEMORIALIZATIONS**

**SHILOH BIBLE CAMP, INC.**

**Resolution No. 8-2007**

**Use Variance #0440-0663**

**Preliminary & Final Site Plan #0420-0180AB**

**Bulk Variance #0430-0664**

Block 6002; Lot 47

753 Burnt Meadow Road; R-4 Zone

*Action:* Granted one-year time extension for the approved Preliminary & Final Site Plan.

*Decided:* March 27, 2007

*Eligible to Vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady.

**PETER ESPOSITO**  
**Resolution No. 9-2007**  
**Mountain Lakes Autowash**  
**Amended Preliminary & Final Site Plan**  
**#0620-0120AB**  
Block 6701; Lot 13  
1946 Union Valley Road; CC Zone

*Action:* Amended Preliminary and Final Site Plan Approval to change the previously approved landscaping plan.

*Decided:* March 27, 2007

*Eligible to Vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady

**JOHN BAROUNIS**  
**Resolution No. 10-2007**  
**Bulk Variance #0630-0763**  
Block 1816; Lot 10  
685 Lakeshore Drive; LR Zone

*Action:* Bulk Variance approval for side yard setback, front yard setback, maximum building height and building coverage for the construction of a single-family dwelling.

*Decided:* March 27, 2007

*Eligible to Vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Barry Wieser, and Robert Brady

**VINCENT LANZA**  
**Resolution No. 11-2007**  
**Bulk Variance #0630-0753**  
Block 2707; Lot 3  
33 Flanders Road; LR Zone

*Action:* Bulk Variance approval for lot frontage, lot area, lot width, lot depth, minimum front, side and rear yard setback and building coverage, 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, to enable the construction of a single-family dwelling.

*Decided:* April 24, 2007

**Eligible to Vote:** Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

**VINCENT LANZA**

**Resolution No. 12-2007**

***De minimis* Exception**

Block 2707; Lot 3  
33 Flanders Road; LR Zone

**Action:** *De minimis* exception from the Residential Site Improvement Standards N.J.A.C. 5:21-3.1 for pavement, curbs, storm drains, etc.; granted

**Decided:** April 24, 2007

**Eligible to Vote:** Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

**MERYL V. DAVIS**

**Resolution No. 13-2007**

**Bulk Variance #0630-0748**

Block 9710; Lot 3  
10 Bergen Drive; R1 Zone

**Action:** Bulk Variance approval for side-yard setback; lot coverage; so as to permit the construction of a two-car attached garage with a second floor living area.

**Decided:** April 24, 2007

**Eligible to Vote:** Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Barry Wieser, and Robert Brady.

**GRZEGORZ & BOZENA CIELOCH**

**Resolution No. 14-2007**

**Bulk Variance #0530-0695**

Block 14113; Lot 43  
21 Apple Lane; LR Zone

**Action:** Bulk Variance approval for lot width; lot depth; front yard setback; side yard setback; and rear yard setback so as to permit construction of a single family dwelling.

**Decided:** April 24, 2007

**Eligible to Vote:** Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

**DONALD AND SIOBHAN PARTINGTON**

**Resolution No. 15-2007**

**Bulk Variance # 0730-0770**

Block 11103; Lot 5.01

572 Snake Den Road

*Action:* Request for Bulk Variance relief to construct a fence 8 foot in height in the rear side and front yard when maximum permitted height is 6 feet.

*Decided:* May 22, 2007

*Eligible to Vote:* Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady

**APPLICATIONS CARRIED FROM PREVIOUS MEETINGS**

**RICHARD SCHAEFER**

**Bulk Variance #0730-0766**

Block 7512; Lot 4

33 Pinecliff Lake Drive; LR Zone

COMPLETE: 02/08/07

DEADLINE: 06/08/07

EXTENDED: 09/08/07

Request for Bulk Variance relief to construct an accessory building closer to the principal structure than permitted, located within the front yard and exceeding maximum accessory building coverage.

Testimony was taken at the March 27, 2007, April 24, 2007, and May 22, 2007 public hearings. Board members present to hear testimony were Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser and Robert Brady.

**1952 UNION VALLEY ROAD, LLC**

**Use Variance #0540-0698**

**Preliminary & Final Site Plan #0420-0167AB**

**Bulk Variance #0430-0647**

***De Minimis Exception***

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

COMPLETE: 04/11/07

DEADLINE: 08/09/07

EXTENDED: 09/01/07

Request for Use Variance, Preliminary & Final Site Plan, Bulk Variance, and *De Minimis Exception* approvals to construct a mixed use business consisting of a

service station, convenience store and deli, and two apartments on the second floor of the above referenced site.

Applicant's representation was present at the May 22, 2007 Board meeting to request a carry and provided a time extension to the Board. No testimony was given at that meeting.

### **NEW APPLICATIONS**

**CHRISTOPHER FULTON**  
**Bulk Variance # 0730-0773**  
Block 8602; Lot 45  
4 Cherbourg Drive; R-2

COMPLETE: 05/07/2007  
DEADLINE: 09/04/2007

Request for Bulk Variance relief for fence height to construct a fence in the front yard with a height of 6 feet.

**UGL PROPERTY OWNERS ASSOCIATION**  
**Use Variance #0740-0775**  
**Bulk Variance #0730-0776**  
**Preliminary & Final Site Plan #0720-0292AB**  
Block 2007; Lot 9.03  
Lakeshore Drive; LR Zone

COMPLETE: 05/17/2007  
DEADLINE: 09/14/2007

Request for a Use Variance, Bulk Variances, and Preliminary and Final Site Plan approval on property located at Lake Shore Drive, Block 2007; Lot 9.03 in the LR Zone with Use Variance relief requested for an accessory structure without a principal structure on the lot, and Bulk Variances for maximum building coverage and an accessory building in a front yard, and Preliminary and Final Site Plan approval.

**JOSEPH ORZO**  
**Bulk Variance # 0730-0778**  
Block 902; Lot 1  
600 Warwick Turnpike; LR

COMPLETE: 06/07/2007  
DEADLINE: 10/05/2007

Request for Bulk Variance relief for fence height to construct a fence 6 foot in height in the front yard when maximum permitted height is 4 feet.

### **APPROVAL OF MINUTES**

May 22, 2007 Regular Meeting Minutes

## **COMMUNICATIONS**

The New Jersey Planner May/June, 2007 News Letter

## **MISCELLANEOUS**

New Jersey Planning Officials - Mandatory Training Sessions

## **ADJOURNMENT**