

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

**AGENDA**

November 27, 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.

**MEMORIALIZATIONS**

**RICHARD AND KAREN SUMMERS**

**RESOLUTION NO. 23-2007**

Bulk Variance #0630-0755

Block 6902; Lot 29

1771 Union Valley Road; CC Zone

*Action:* Request for a Bulk Variance for a Rear Yard setback, required 50', existing 51' proposed 26.55'.

*Decided:* August 28, 2007

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

**SOMERVILLE LLC**

**RESOLUTION NO. 24-2007**

**Use Variance #0740-0779**

Preliminary & Final Site Plan #0720-0298AB  
240 Longhouse Drive  
Block 2202; Lot 5.01  
R-4 Zone

*Action:* Request for a use variance to expand an existing community residence exceeding permitted occupancy, and preliminary and final site plan for a 28 X 40 foot addition.

*Decided:* September 25, 2007

*Eligible to Vote:* Ada Erik, Francis Hannan, William Lynch, Gian Severini, Barry Wieser, Robert Brady

**DALE FLORES**

**RESOLUTION No. 25-2007**

**Bulk Variance #0730-0786**

Block 2014; Lot 20  
452 Lake Shore Drive, LR Zone

*Action:* Request for a shed in the front yard, permitted in side or rear yard only.

*Decided:* September 25, 2007

*Eligible to vote:* Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Gian Severini, Barry Wieser, Robert Brady

**NEIL OTTENS**

**Resolution No. 26-2007**

**Use Variance #0640-0759**

Block 1907; Lot 1  
7 Parlin Court; LR Zone

*Action:* Request for a Use Variance approval for placement of a septic field on an unimproved lot (Block 1911; Lot 4) and crossing Township right of way with pipes.

*Decided:* October 23, 2007

*Eligible to Vote:* Francis Hannan, Daniel Jurkovic, William Lynch,  
Barry Wieser, Robert Brady

**LINDA GROS**  
**Resolution No. 27-2007**  
**Bulk Variance #0730-0785**  
Block 1802; Lot 5  
71 Fairview Drive, Hewitt NJ

*Action:* Bulk Variance relief requested for a front yard setback to permit the construction of a roof over an existing 143 square foot porch.

*Decided:* October 23, 2007

*Eligible To Vote:* Francis Hannan, Daniel Jurkovic, William Lynch,  
Arthur McQuaid, Gian Severini, Barry Wieser, Robert Brady

**DR. GREG RUBINSTEIN**  
**Resolution No. 28-2007**  
**Bulk Variance #0730-0783**  
Block 4201; Lot 12 LR Zone  
49 Lake Park Terrace, Hewitt

*Action:* Variance relief requested for 18-3.7D Side yard setback where 30 is required, 20.8 is existing and 15 is proposed. For maximum building coverage where 10% is permitted, 12.94% exists and 15.22% is proposed.

*Decided:* October 23, 2007

*Eligible To Vote:* Francis Hannan, Daniel Jurkovic, William Lynch,  
Arthur McQuaid, Gian Severini, Barry Wieser, Robert Brady

### **CONTINUED PUBLIC HEARINGS**

**EXXON ON THE RUN**  
**Use Variance #0640-0764**  
Preliminary & Final Site Plan #0620-0274  
Variance #0630-0275  
Block 15505; Lot 1  
2899 State Highway 23

COMPLETE: 8/15/07  
DEADLINE: 12/13/07

Request for approvals of Use Variance, Bulk Variance and Preliminary and Final Site Plan. Use Variance relief requested for a service station with convenience store, Section 18-10.6 C. fuel pump, setback where 50 feet is required and 41.42 and 42.4 is proposed, impervious coverage where the maximum permitted is 35% and 49.8% is proposed, for building coverage where the maximum permitted is 10% and 13% is proposed, and a canopy roof where a pitched roof is required and a flat roof is proposed.

Bulk Variance Section 18-4.4, relief requested for building setback where 50 feet is required and 32.56 & 42.69 feet is proposed, canopy where 50 feet is required and 28.92 & 29.03 is proposed and Section 18-14.4B free standing sign setback 10 feet required and 5 feet is proposed, and such other variance relief as the Board deems necessary, so as to permit this use, in conjunction with preliminary and final site plan.

This application was carried from the October 23, 2007 regular meeting. There were 7 regular members present to hear testimony. They were Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady.

#### **APPLICATIONS CARRIED FROM PREVIOUS MEETING**

**BERNARD CONNORS**  
**Bulk Variance #0730-0768**  
Block 14202; Lot 5  
293 Germantown Road; R-3 Zone

COMPLETE: 8/28/07  
DEADLINE: 12/26/07

Bulk variance relief requested for a front yard setback where 100 feet is required, 95 feet exists and 77 feet is proposed and side yard setback where 60 feet is required 62 feet exists and 56 feet is proposed.

**DONALD & DAWN SHERIDAN**  
**BULK VARIANCE #0630-0761**  
**BLOCK 7207-LOT 19**  
**44 SHADOWY LANE**

COMPLETE: 9/4/07  
DEADLINE: 1/2/08

Request for a Rear yard setback where 60' is required, 48.3' exists and 47' is proposed, and Lot coverage where 10% is the maximum, 10.75% is existing and 14.4% is proposed.

#### **NEW APPLICATIONS**

**MITCHELL DE NOVA**  
**BULK VARIANCE #0730-0784**  
Block 2101; Lot 2  
26 Longhouse Drive, LR Zone

COMPLETE: 10/11/07  
DEADLINE: 02/08/07

Request for a Rear Yard setback, 60 feet required and 51 feet proposed.

**GLENN & PAOLA KREGER**

**Bulk Variance #0730-0767**

Block 2017; Lot 7

25 Longhouse Drive: LR Zone

COMPLETE: 10/11/07

DEADLINE: 2/8/07

Request for a variance for accessory building coverage, the maximum permitted is 3%, and requesting 4.4%

**THOMAS & ASSUNTA TRAPASSO**

**BULK VARIANCE #0630-0745**

Block 6201; Lot 18, LR Zone

31 McKinley Place

COMPLETE: 10/20/07

DEADLINE: 2/17/08

Request for minimum distance between buildings where 20 feet is required and 12.5 feet is proposed; side yard where 30 feet is required and 10.4 feet is proposed; front yard where 50 feet is required and 16.9 feet is proposed and max. bldg. coverage where 10% is permitted and 14.5 % is proposed for construction of a 19 X 22 foot garage.

**APPROVAL OF MINUTES**

September 25, 2007-Regular Meeting Minutes

October 23, 2007- Regular Meeting Minutes

**COMMUNICATIONS**

New Jersey Planner September/October, 2007

**MISCELLANEOUS**

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**ADJOURNMENT**