

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

**AGENDA**

April 22, 2008

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 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**

**RESOLUTION NO. 4-2008**

**MICHAEL AND TRACEY LOMBARDI**

**Bulk Variance #0730-0792**

Block 15401; Lot 34, R-4 zone

11 Meadowview Court

*Action:* Granted approval for bulk variance relief requested for the construction of an addition for front yard setback where 125 feet is required, 36 feet exists and 29 feet is proposed.

*Decided:* February 26, 2008

*Eligible to vote:* Ada Erik, Francis Hannan, William Lynch, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady

**RESOLUTION NO 5-2008**  
**JOHN & NANCY MC GRATH**  
**BULK VARIANCE #0730-0795**  
Block 15203; Lot 10, R-4 zone  
30 Longstreak Road

*Action:* Granted approval for bulk variance relief requested for an in-ground pool within the front yard setback on a side street, where 125 feet is required, 42.2 feet is existing and 33 foot setback is proposed. .

*Decided:* February 26, 2008

*Eligible to vote:* Ada Erik, Francis Hannan, William Lynch, Arthur McQuaid, Barry Wieser, Frank Curcio and Robert Brady

**RESOLUTION NO 6-2008**  
**SHILOH BIBLE CAMP**  
**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 request for one year time extension with an expiration date of April 25, 2009.

*Decided:* March 25, 2008

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

**RESOLUTION NO 7-2008**  
**JON FRANK**  
**Bulk Variance #0830-0801**  
Block 4601; Lot 9  
776 Burnt Meadow Road; R-4 Zone

*Action:* Granted approval for bulk variance relief for the construction of a porch as an addition to an existing structure. Side yard setback where 60 feet is required, 48.4 feet exists and 40.8 feet is proposed. Front yard setback where 125 feet is required, 78.2 exists and 71.9 feet is proposed.

*Decided:* March 25, 2008

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

**CARRIED APPLICATIONS**

**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

Carried from: 3/25/08 meeting

Complete: 8/15/08

Deadline: 12/13/07

Extension: 7/10/08

Request for 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 36.04 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 structure, 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. Since this meeting Ada Erik and Frank Curcio have listened to the testimony, their statements are in our file. Exhibits from previous meeting are A-1 through A-4.

At the November 27, 2007 meeting the applicant's attorney signed an extension for 90 days.

At the January 22, 2008 meeting the applicant's attorney signed an extension for 60 days to have the application heard at the March 25, 2008 meeting.

At the March 25, 2008 meeting the applicant's attorney and Engineer presented new testimony after the new plans were received. The new exhibits were marked A-5 through A-8. There was an extension signed for 30 days.

**SCOTT LEONESCU**  
**Use Variance #0740-0789**

Complete: 12/9/07

Deadline: 4/5/08

187 LaRue Road  
Block 15401; Lot 51; R4 Zone

Extension: 6/4/08

Request for a bifurcated Use variance application to add office space and residential space above existing funeral parlor.

There was testimony taken at the January 22, 2008 meeting. There were 7 regular members and both alternates were present. The matter was carried to the April 22, 2008 meeting and applicant was to submit revised application.

**1952 UNION VALLEY ROAD**  
**Use Variance #0540-0698**  
**Preliminary & Final Site Plan**  
**No. 0420-0167AB**  
**Bulk Variance #0430-0647**  
***De Minimis* Exception**  
Block 3601; Lots 1 & 3  
1952 Union Valley Road; CC Zone

Complete: 1/04/08  
Deadline: 5/03/08  
Extension: 7/2/08

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.

There was testimony taken at the January 22, 2008 meeting. There were 7 regular members and 1 alternate was present. Frank Curcio recused himself from this application. The matter was carried and the applicant granted a time extension.

There were new revised plans received on April 11, 2008.

**TIME EXTENSIONS**

**CHARLES AIKEY**  
**FINAL SUBDIVISION 0410-1950C**  
Block 9501; Lot 19.02, R-3 zone  
144 Wesley Drive

A letter was received on March 31, 2008 for a time extension request. The original application expires on April 25, 2008.

**NEW APPLICATIONS**

**VINCENT LANZA**  
**INTERPRETATION #0870-0803**  
Block 9501; Lot 12

Complete: 4/3/08  
Deadline: 8/1/08

### 1383 Macopin Road; R-3 Zone

A request for an interpretation of the Zoning Ordinance regarding the permitted adaptive reuses of the Historic Preservation Ordinance, Chapter 500, Section 147, concerning the occupancy of the building with two principal uses, as a restaurant and country store.

#### **RUSSELL CURVING**

Complete: 4/7/08

#### **Bulk Variance #0830-0798**

Deadline: 8/5/08

Block 9001; Lot 17

1494 Macopin Road, R2 Zone

Bulk variance relief requested for variances from the Township Zoning Ordinance Chapter, 500, Section 12A for an accessory structure in a front yard, and proposed setback to the side lot line of 11 feet when 30 feet is required, and for the accessory structure to be 1,862 square feet when a maximum 1,500 square feet is permitted.

### **Approval of Minutes**

March 25, 2008

### **Communications**

Further Comments regarding the Annual Report

### **Adjournment**

Next meeting May 27, 2008