

# TOWNSHIP OF WEST MILFORD

## ZONING BOARD OF ADJUSTMENT

### AGENDA

October 19, 2004

*SPECIAL MEETING*

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 and Thomas Lemanowicz  
*Board Attorney:* Stephen Glatt  
*Principal Planner:* Linda Lutz  
*Township Engineer:* Richard McFadden

### CONTINUED PUBLIC HEARINGS

<b>MICHAEL ZUPP</b>	COMPLETE	06-01-04
<b><i>De Minimis Exception</i></b>	DEADLINE	10-31-04
Block 12110; Lot 6		
Inwood Road; R-2 Zone		
<i>De Minimis</i> exception from the Residential Site Improvement Standards –		

New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement and drainage.

**Bulk Variance #0430-0662**

Block 12110; Lot 6  
Inwood Road; R-2 Zone  
Construction of single-family dwelling

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for lot frontage and lot width. 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 September 28, 2004, August 24, 2004 and July 15, 2004 public hearing. No testimony was taken at the August 24, 2004 meeting. Members present to hear testimony at the September 28, 2004 and July 15, 2004 meetings were Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady.

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**APSHAWA LAND CO.**

**Use Variance #0340-0635**

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.

COMPLETE 07-28-04

DEADLINE 11-25-04

**Preliminary & Final Site Plan #0220-0126AB**

**Bulk Variance #0230-0586**

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.

This application was carried from the August 24, 2004 public hearing. Members present to hear testimony or that listened to the recording 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>JEFFREY YUHAS</b> <b>Bulk Variance #0430-0680</b> Block 10601; Lot 10 36 Postbrook Road North; LR Zone Addition to single-family dwelling	COMPLETE DEADLINE	07-29-04 11-26-04
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This application does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for side yard setback, front yard setback, rear yard setback, lot coverage, accessory structure distance to side line, accessory structure distance to rear line and such other variance relief as the Board deems necessary, so as to permit an addition to a single-family dwelling.

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<b>DONALD &amp; I-YO TURTON</b> <b>Bulk Variance #0430-0672</b> Block 4501; Lot 3 Awosting Rd/East Shore Rd; R-4 Construction of single-family dwelling	COMPLETE DEADLINE	08-16-04 12-14-04
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This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for lot depth, front yard setback, rear yard setback, and such other variance relief as the Board deems necessary, so as to permit the construction of a single-family dwelling.

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<b>MICHAEL &amp; JENNIFER BARONE</b> <b>Bulk Variance #0430-0683</b> Block 7506; Lot 7 2 Compass Avenue; LR Zone Installation of fence	COMPLETE DEADLINE	08-18-04 12-16-04
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This application does not comply with Section 18-9.4 Paragraph B of the Land Development Ordinance for fence height and such other variance relief as the Board deems necessary, so as to permit the installation of a fence.

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<b>DENNIS MAIORINO</b> <b>Bulk Variance #0430-0682</b> Block 1203; Lot 2 4 Finderne Court; LR Zone Construction of a garage	COMPLETE DEADLINE	08-19-04 12-17-04
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This application does not comply with Section 18-9.1 Paragraph F of the Land Development Ordinance for accessory structure location in a front yard and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

## **COMMUNICATIONS**

Interoffice memo dated October 4, 2004 from Kevin J. Byrnes, Acting Township Administrator, to Kurt Wagner, Construction Official, (with copy to the Board) regarding Strengthen Our Sisters, Inc., indicating that the Construction Official is authorized to accept certain applications (having to do with certain life-hazard violations at 76 Old Route 23) in order to issue building permits for Strengthen Our Sisters' facility.

Letter dated October 5, 2004 from Kevin J. Byrnes, Acting Township Administrator, to Sandra Ramos of Strengthen Our Sisters, Inc., (with copy to the Board) regarding Strengthen Our Sisters' facility at 76 Old Route 23, advising of the steps the Township is willing to take in an effort to help the applicant address certain life-hazard violations that exist at the facility.

## **MISCELLANEOUS**

## **ADJOURNMENT**