

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

**AGENDA**

**November 23, 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 and Thomas Lemanowicz  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

**MEMORIALIZATIONS**

**CEFES FINANCIAL, INC.**  
**Resolution #19-2004**  
Bulk Variance #0230-0614  
Block 1806; Lot 4  
Magnolia Rd; LR Zone  
**GRANTED:** Bulk variance for lot area, frontage, width, front yard setback and side yard setbacks.  
**Eligible to vote:** Anthony DeSenzo, Francis Hannan, Arthur McQuaid and Robert Brady

**CEFES FINANCIAL, INC.**

**Resolution #20-2004**

*De Minimis* Exception

Block 1806; Lot 4

Magnolia Rd; LR Zone

**DENIED**

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic and Robert Brady

**MICHAEL ZUPP**

**Resolution #21-2004**

Bulk Variance #0430-0662

Block 12110; Lot 6

Inwood Road; R-2 Zone

**GRANTED:** Bulk variance for lot frontage and lot width.

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady

**MICHAEL ZUPP**

**Resolution #22-2004**

*De Minimis* Exception

Block 12110; Lot 6

Inwood Road; R-2 Zone

**GRANTED:** *De Minimis* exception from the Residential Site Improvement Standards –New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for pavement and drainage.

**Eligible to vote:** Anthony DeSenzo, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Thomas Lemanowicz and Robert Brady

**APSHAWA LAND CO.**

**Resolution #23-2004**

Use Variance #0340-0635

Block 12501; Lot 21

Van Cleef Road; R-3 Zone

**GRANTED:** Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d (1) for an expansion of a use previously approved.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**APSHAWA LAND CO.**

**Resolution #24-2004**

Preliminary & Final Site Plan #0220-0126AB

Bulk Variance #0230-0586

Block 12501; Lot 21

Van Cleef Road; R-3 Zone

**GRANTED:** Preliminary and final site plan approval with bulk variances 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.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**JEFFREY YUHAS**

**Resolution #25-2004**

Bulk Variance #0430-0680

Block 10601; Lot 10

36 Postbrook Road North; LR Zone

**GRANTED:** Bulk variance for side yard setback, front yard setback, rear yard setback, lot coverage, accessory structure distance to side line and accessory structure distance to rear line.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**DONALD & I-YO TURTON**

**Resolution #26-2004**

Bulk Variance #0430-0672

Block 4501; Lot 3

Awosting Rd/East Shore Rd; R-4

**GRANTED:** Bulk variance for lot depth, front yard setback and rear yard setback.

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

**DENNIS MAIORINO**

**Resolution #27-2004**

Bulk Variance #0430-0682

Block 1203; Lot 2

4 Finderne Court; LR Zone

**GRANTED:** *Bulk variance for front yard setback for accessory structures.*

**Eligible to vote:** Thomas Bigger, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko and Robert Brady

**GREG RYAN**

**Resolution #28-2004**

Bulk Variance #0430-0677

Block 12501; Lot 20

Van Cleef Road; R-3 Zone

**GRANTED:** Bulk variance for lot frontage.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**GREG RYAN**

**Resolution #29-2004**

*De Minimis* Exception

Block 12501; Lot 20

Van Cleef Road; R-3 Zone

**GRANTED:** *De Minimis* exception from the Residential Site Improvement Standards –New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1).

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**THOMAS J. VITTOR**

**Resolution #30-2004**

Bulk Variance #0430-0550

Block 4201; Lot 8

57 Lake Park Terrace; LR Zone

**GRANTED:** Bulk variance for maximum lot coverage.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

**ROBERT & MARINA SABO**

**Resolution #31-2004**

Bulk Variance #0430-0687

Block 9707; Lot 15

69 Bergen Drive; R-1 Zone

**GRANTED:** Bulk variance for side yard setback.

**Eligible to vote:** Thomas Bigger, Anthony DeSenzo, Joseph Giannini, Francis Hannan, Daniel Jurkovic, Arthur McQuaid and Robert Brady

## CONTINUED PUBLIC HEARINGS

**MICHAEL & JENNIFER BARONE**

**Bulk Variance #0430-0683**

Block 7506; Lot 7

2 Compass Avenue; LR Zone

Installation of fence

COMPLETE 08-18-04

DEADLINE 12-16-04

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.

This application was carried from the October 19, 2004 public hearing. Members present to hear testimony were Thomas Bigger, Joseph Giannini, Frances Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Thomas Lemanowicz and Robert Brady.

## APPLICATIONS CARRIED FROM PREVIOUS MEETING

<b>CEFES FINANCIAL, INC.</b>	COMPLETE	09-29-04
<b><i>De Minimis</i> Exception</b>	DEADLINE	01-27-05

Block 16504; Lot 4  
Apple Tree Lane/Dan Jennings Rd; R-4  
*De Minimis* exception from the Residential Site Improvement Standards –  
New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement,  
grading and drainage.

**Bulk Variance #0430-0670**  
Block 16504; Lot 4  
Apple Tree Lane/Dan Jennings Rd; R-4

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for the reasons of lot width, front yard setback 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.

## NEW APPLICATIONS

<b>RONALD &amp; PATRICIA SHERRY</b>	COMPLETE	09-20-04
<b>Bulk Variance #0430-0686</b>	DEADLINE	01-18-05

Block 4301; Lot 38  
31 Forest Lake Drive; LR Zone

This application does not comply with Section 18-3.7 Paragraph A of the Land Development Ordinance for the reasons of accessory structure location, side yard setback and lot coverage.

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<b>SHILOH BIBLE CAMP, INC.</b>	COMPLETE	10-01-04
<b>Use Variance #0440-0663</b>	DEADLINE	01-29-05

Block 6002; Lot 47  
753 Burnt Meadow Road; R-4 Zone  
Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d for an  
addition of a gymnasium.

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

**Bulk Variance #0430-0664**

Block 6002; Lot 47  
753 Burnt Meadow Road; R-4 Zone

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**MOUNTAINSIDE INN**

**MLUL Certification (C.40:55D-68)**

Blocks 3401 & 3406; Lots 21 & 23  
165 Lakeside Road; R-2 Zone  
Certification

COMPLETE 10-28-04

DEADLINE 02-25-05

Applicant seeks certification, pursuant to the M.L.U.L. C.40:55D-68, that the use and structure pre-existed the adoption of the ordinance that rendered the use and structure non-conforming on properties located at 165 Lakeside Road, Blocks 3401 & 3406; Lots 21 & 23 in the R-2 zone.

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**WILLIAM & LAURA VOGT**

**Bulk Variance #0420-0692**

Block 5203; Lot 15  
36 Heritage Drive; R-1  
Installation of fence

COMPLETE 11-02-04

DEADLINE 03-02-05

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.

## COMMUNICATIONS

## MISCELLANEOUS

## ADJOURNMENT