

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

February 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: Robert Brady, Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini and Ed Spirko.

Alternates: William Lynch and Barry Weiser

Board Attorney: Stephen Glatt, Esq.

Board Planner: William Drew, P.P., AICP

Township Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

RESOLUTION 3-2007

JOHN & GAIL COLLINS

Bulk Variance #0630-0746

Block 6605; Lot 22

30 Sophie Ave; R-2 Zone

Action: Bulk variance approval for rear yard setback for an addition to an existing single-family dwelling.

Decided: December 19, 2006

Eligible to vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, William Lynch, Robert Brady

RESOLUTION 4-2007

THOMAS LEDDY

Bulk Variance #0630-0756

Block 5712; Lot 8

11 Birchwood Pass, LR Zone

Action: Bulk variance approval to construct a six-foot fence in the front yard

Decided: December 19, 2007

Eligible to vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, William Lynch, Robert Brady

RESOLUTION 5-2007

Decided: January 23, 2007

Action: Stephen B. Glatt, Esq. Hired to provide legal services to the Board

Eligible to vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Ed Spirko, William Lynch, Barry Weiser, Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

ALAN TLUSTY

Bulk Variance #0630-0754

Block 403; Lot 5

17 Hamilton Drive; LR Zone

Complete: Nov. 3, 2006

Deadline: March 3, 2007

Extended: April 2, 2007

Request for bulk variance relief for side yard setback for an addition to an existing single-family home.

Testimony was taken at the December 19, 2006 and January 23, 2007 public hearings. The seven members who were present to hear testimony were: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, William Lynch and Robert Brady.

VINCENT LANZA

Bulk Variance #0630-0753

Block 2707; Lot 3

33 Flanders Road; LR Zone

Complete: Dec. 13, 2006

Deadline: April 11, 2007

Extended: May 11, 2007

Request for *de minimis* exception from the Residential Site Improvement Standards N.J.A.C. 5:21-3.1 for pavement, curbs, storm drains, etc. and,

Request for bulk variance relief 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.

Testimony was taken at the January 23, 2007 public hearing. All Board members were present to hear testimony.

NEW APPLICATIONS

JOHN J. PANARIELLO
Use Variance #0640-0760
Block 11103; Lot 5.02
610 Snake Den Road; R-4 Zone

Complete: Feb. 6, 2007
Deadline: June 6, 2007

Request for relief pursuant for use variance from the MLUL C.40: 55D-70d for accessory structure to be used for purposes not associated with the proposed principal structure

RICHARD SCHAEFER
Bulk Variance #0730-0766
Block 7512; Lot 4
33 Pinecliff Lake Drive; LR Zone

Complete: Feb. 8, 2007
Deadline: June 8, 2007

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.

JOHN BAROUNIS
Bulk Variance #0630-0763
Block 1816; Lot 10
685 Lakeshore Drive; LR Zone

Complete: Jan. 16, 2007
Deadline: May 16, 2007

Request for bulk variance relief from Section 18-3.7D for side yard setback, front yard setback, maximum building height and building coverage for the construction of a new single family dwelling.

AMENDMENTS

PETER ESPOSITO
Mountain Lakes Autowash
Amended Preliminary & Final Site Plan
#0620-0120AB
Block 6701; Lot 13
1946 Union Valley Road; CC Zone

Complete: Jan. 26, 2007
Deadline: May 2, 2007

Applicant has filed for amended preliminary and final site plan approval for a change to the landscaping plan to eliminate landscaping along the southerly end of the parking lot and a portion of the westerly side of the lot from the southerly end of the parking lot to the front of the adjacent shopping center.

APPROVAL OF MINUTES

January 23, 2007 Reorganization Meeting

January 23, 2007 Meeting

COMMUNICATIONS

MISCELLANEOUS

ADJOURNMENT