

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

Agenda

March 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, Arthur McQuaid, Gian Severini, Ed Spirko.
Chairman: Robert Brady
Alternates: William Lynch and Barry Wieser
Board Attorney: Stephen Glatt, Esq.
Board Planner: William Drew, P.P., AICP
Township Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

JAMES PAWOL

Resolution No. 6-2007

Appeal #0680-0751

Block 4011; Lot 7

26 Wanaque Road; LR Zone

Action: Affirm the Zoning Officer's decision regarding side yard setback for the construction of an addition to a single-family house.

Decided: January 23, 2007

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

JOHN J. PANARIELLO

Resolution No. 7-2007

Use Variance #0640-0760

Block 11103; Lot 5.02

610 Snake Den Road; R-4 Zone

Action: Use Variance approval for accessory structure to be used for purposes not associated with the proposed principal structure.

Decided: February 27, 2007

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, and Barry Wieser

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

ALAN TLUSTY

Bulk Variance #0630-0754

Block 403; Lot 5

17 Hamilton Drive; LR Zone

COMPLETE: 11/03/06

DEADLINE: 03/03/07

EXTENDED: 06/01/07

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, January 23, 2007, and February 27, 2007 public hearings. The seven members who were present to hear testimony were: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Ed Spirko, and William Lynch.

VINCENT LANZA

De Minimis Exception

Bulk Variance #0630-0753

Block 2707; Lot 3

33 Flanders Road; LR Zone

COMPLETE: 12/13/06

DEADLINE: 04/11/07

EXTENDED: 07/10/07

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 and February 27, 2007 public hearings. All Board members were present to hear testimony.

RICHARD SCHAEFER

COMPLETE: 02/08/07

Bulk Variance #0730-0766

DEADLINE: 06/08/07

Block 7512; Lot 4

33 Pinecliff Lake Drive; LR Zone

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

COMPLETE: 01/16/07

Bulk Variance #0630-0763

DEADLINE: 05/16/07

Block 1816; Lot 10

685 Lakeshore Drive; LR Zone

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

COMPLETE: 01/26/07

Mountain Lakes Autowash

DEADLINE: 05/02/07

Amended Preliminary & Final Site Plan

#0620-0120AB

Block 6701; Lot 13

1946 Union Valley Road; CC Zone

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.

NEW APPLICATIONS

MERYL V. DAVIS

COMPLETE: 03/06/07

Bulk Variance #0630-0748

DEADLINE: 04/04/07

Block 9710; Lot 3
10 Bergen Drive; R1 Zone

Request for bulk variance relief from Sec 18-3.7B, side-yard setback; lot coverage; so as to permit the construction of a two-car attached garage with a second floor living area.

TIME EXTENSION

SHILOH BIBLE CAMP, INC.
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

Request for time extension.

APPROVAL OF MINUTES

February 27, 2007

COMMUNICATIONS

Notice dated 02/23/07 from Rutgers University advising of publication of a manual - *Planning and Zoning in New Jersey*.

MISCELLANEOUS

ADJOURNMENT