

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

March 28, 2006

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 OF ALLEGIANCE**

## **ROLL CALL**

*Regular Members:* Robert Brady, Ada Erik, Joseph Giannini, Daniel Jurkovic, Thomas Lemanowicz, Arthur McQuaid and Ed Spirko.  
*Alternates:* Michael Ramaglia and Francis Hannan.  
*Board Attorney:* Stephen Glatt, Esq.  
*Principal Planner:* Linda Lutz, P.P.  
*Township Engineer:* Richard McFadden, P.E.

## **MEMORIALIZATIONS**

### **Resolution 2-2006**

High Crest Lake Lodge, Inc.,  
Preliminary & Final Site Plan #0120-0096AB  
Block 13002; Lot 9  
High Crest Drive/Hearthstone Drive; R-2 Zone.

*Action:* one-year time extension granted for preliminary and final site plan

*Decided:* January 24, 2006

*Eligible to vote:* Ada Erik, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Michael Ramaglia, Francis Hannan and Robert Brady

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### **Resolution 6-2006**

Robert DiBella  
Use Variance #0540-0712  
Bulk Variance #0530-0722  
Block 2403; Lot 11  
Upper Greenwood Road; LR Zone

*Action:* use and bulk variance approvals granted to enable the construction of a garage on a lot with no principal structure

*Decided:* February 28, 2006

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

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**Resolution 7-2006**

Thomas Oppelaar

Use Variance #0540-0715

Bulk Variance #0530-0724

Block 4302; Lot 5

Forest Lake Drive; LR Zone

*Action:* use and bulk variance approvals granted to enable the construction of a garage on a lot with no principal structure

*Decided:* February 28, 2006

*Eligible to vote:* Ada Erik, Daniel Jurkovic, Thomas Lemanowicz, Arthur McQuaid, Ed Spirko, Francis Hannan and Robert Brady

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**Resolution 8-2006**

Annual Report of the Zoning Board of Adjustment

*Action:* Annual Report adopted

*Decided:* February 28, 2006

*Eligible to vote:* Ada Erik, Daniel Jurkovic, Thomas Lemanowicz, Arthur McQuaid, Ed Spirko and Robert Brady

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**FINAL SUBDIVISIONS**

<b>Charles Aikey</b>	Complete	02-13-06
<b>Amended Final Subdivision, Section 1</b>	Deadline	03-30-06
<b>#0420-1950C</b>		
Block 9501; Lot 19.02		
144 Wesley Drive; R-3 Zone		
Request for amended final subdivision approval.		

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**APPLICATIONS CARRIED FROM PREVIOUS MEETINGS**

<b>David Mulligan</b>	Complete	12-15-05
<b>Use Variance #0540-0723</b>	Deadline	05-14-06
<b>Bulk Variance #0530-0725</b>		
Block 3604; Lot 1		
31-33 Ringwood Lane; LC Zone		

Request for use variance relief from the MLUL C.40:55D-70d(2) for the expansion of a pre-existing, non-conforming use and,

Request for bulk variance relief for buffer to street and buffer to side line to enable the addition to a single-family dwelling.

Testimony was taken at the February 28, 2006 public hearing. Seven members who were present to hear testimony were Ada Erik, Daniel Jurkovic, Thomas Lemanowicz, Arthur McQuaid, Ed Spirko, Francis Hannan and Robert Brady.

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<b>Joseph Hajbura</b>	Complete	12-23-05
<b><i>De Minimis Exception</i></b>	Deadline	04-25-06
<b>Bulk Variance #0530-0728</b>		
Block 1207; Lot 14		
Carmel Road; R-2 Zone		

Request for *de minimis* exception from the Residential Site Improvement Standards N.J.A.C. 5:21-3.1 for pavement, drainage infrastructure and graded areas and,

Request for bulk variance relief for lot area 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 new home.

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<b>Kristen Goldberg</b>	Complete	01-12-06
<b>Bulk Variance #0530-0705</b>	Deadline	05-12-06
Block 7506; Lot 1		
10 Compass Avenue; LR Zone		

Request for bulk variance relief for side yard setback, front yard setbacks and maximum lot coverage to enable the addition to single-family home.

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### **APPROVAL OF MINUTES**

February 28, 2006 Meeting.

### **COMMUNICATIONS**

Memorandum from Richard S. Kunze, Township Administrator, and Fred Semrau, Township Attorney, dated March 2, 2006 re: Consolidation of Township resources in order to minimize legal expenses in connection with various litigation.

**MISCELLANEOUS**

**ADJOURNMENT**