

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

AGENDA

April 24, 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, William Lynch, Arthur McQuaid, Gian Severini
Chairman: Robert Brady
Alternates: Barry Wieser, *Vacancy*
Board Attorney: Stephen Glatt, Esq.
Board Planner: William Drew, P.P., AICP
Township Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

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

SHILOH BIBLE CAMP, INC.
Resolution No. 8-2007
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

Action: Granted one-year time extension for the approved Preliminary & Final Site Plan.
Decided: March 27, 2007
Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady.

PETER ESPOSITO
Resolution No. 9-2007
Mountain Lakes Autowash
Amended Preliminary & Final Site Plan
#0620-0120AB
Block 6701; Lot 13
1946 Union Valley Road; CC Zone

Action: Amended Preliminary and Final Site Plan Approval to change the previously approved landscaping plan.
Decided: March 27, 2007
Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser, and Robert Brady

JOHN BAROUNIS
Resolution No. 10-2007
Bulk Variance #0630-0763
Block 1816; Lot 10
685 Lakeshore Drive; LR Zone

Action: Bulk Variance approval for side yard setback, front yard setback, maximum building height and building coverage for the construction of a single-family dwelling.
Decided: March 27, 2007
Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Barry Wieser, and Robert Brady

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

VINCENT LANZA
De minimis Exception

COMPLETE: 12/13/06
DEADLINE: 04/11/07

Bulk Variance #0630-0753

EXTENDED: 07/10/07

Block 2707; Lot 3
33 Flanders Road; LR Zone

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. Board members present to hear testimony were Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser and Robert Brady.

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.

Testimony was taken at the March 27, 2007 public hearing. Board members present to hear testimony were Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Barry Wieser and Robert Brady.

MERYL V. DAVIS

COMPLETE: 03/06/07

Bulk Variance #0630-0748

DEADLINE: 07/04/07

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.

Testimony was taken at the March 27, 2007 public hearings. Board members present to hear testimony were Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Barry Wieser and Robert Brady.

NEW APPLICATIONS

GRZEGORZ & BOZENA CIELOCH
Bulk Variance #0530-0695
Block 14113; Lot 43
21 Apple Lane; LR Zone

COMPLETE: 04/04/07
DEADLINE: 08/02/07

Request for bulk variance relief for lot width; lot depth; front yard setback; side yard setback; and rear yard setback so as to permit construction of a single family dwelling.

APPROVAL OF MINUTES

March 27, 2007 Regular Meeting Minutes

COMMUNICATIONS

MISCELLANEOUS

Board of Adjustment Substitute Attorney appointment of Alfred V. Acquaviva of the firm of Spinato, November, Conte & Acquaviva, P.C.

Annual Report for January through December 2006

ADJOURNMENT