

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

April 25, 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

ROLL CALL

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

MEMORIALIZATIONS

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

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, Arthur McQuaid, Ed Spirko, Francis Hannan and Robert Brady

Resolution 9-2006

Charles Aikey

Amended Final Subdivision, Section 1 #0420-1950C
Block 9501; Lot 19.02
144 Wesley Drive; R-3 Zone

Action: Amended subdivision for Section 1 granted
Decided: March 28, 2006
Eligible to vote: Ada Erik, Daniel Jurkovic, Arthur McQuaid, Francis Hannan and Robert Brady

Resolution 10-2006

David Mulligan

Use Variance #0540-0723
Bulk Variance #0530-0725
Block 3604; Lot 1
31-33 Ringwood Lane; LC Zone

Action: use variance relief granted for the expansion of a pre-existing, non-conforming use and bulk variance relief granted for buffer to street and buffer to side line to enable the addition to a single-family dwelling.
Decided: March 28, 2006
Eligible to vote: Ada Erik, Daniel Jurkovic, Arthur McQuaid, Francis Hannan and Robert Brady

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

Omnipoint Communications, Inc.	Complete	01-03-06
Use Variance #0540-0706	Deadline	05-03-06
Preliminary & Final Site Plan #0520-0214		
Block 12501; Lot 26		
666 Macopin Road; R-3 Zone		

Request for use variance relief from the MLUL C.40:55D-70d and,

Requests for preliminary and final site plan relief to enable collocation of a wireless telecommunications facility.

Vincent Lanza Complete 01-28-05
De Minimis Exception Deadline 06-29-06
Bulk Variance #0430-0673
Block 2708; Lots 1, 5 & 6
27 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 side yard setback, 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, to enable the construction of new home.

Testimony was taken at the January 24, 2006 and February 28, 2006 public hearings. Six members who were present to hear testimony were Ada Erik, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Francis Hannan and Robert Brady

Vincent Lanza Complete 12-08-05
De Minimis Exception Deadline 07-06-06
Bulk Variance #0530-0717
Block 206; Lot 14.02
Lookover Drive; LR Zone

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

Request for bulk variance relief for lot area, lot frontage, lot depth, front yard setback, rear 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, to enable the construction of a new home.

Joseph Hajbura Complete 12-23-05
De Minimis Exception Deadline 05-25-06
Bulk Variance #0530-0728
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.

Testimony was taken at the March 28, 2006 public hearing. Five (5) members who were present to hear testimony were Ada Erik, Daniel Jurkovic, Arthur McQuaid, Francis Hannan and Robert Brady

Kristen Goldberg	Complete	01-12-06
Bulk Variance #0530-0705	Deadline	05-31-06

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.

Testimony was taken at the March 28, 2006 public hearing. Five (5) members who were present to hear testimony were Ada Erik, Daniel Jurkovic, Arthur McQuaid, Francis Hannan and Robert Brady

APPROVAL OF MINUTES

March 28, 2006 Meeting

MISCELLANEOUS

Discussion of the hiring a Radio Frequency Expert for the Board, with reference to the following application (applicant was provided with notice of this discussion):

Sprint Spectrum, L. P.
Use Variance #0640-0730
Preliminary & Final Site Plan #0620-0226AB
Block 1701; Lot 59
776 Warwick Turnpike; LR Zone

ADJOURNMENT