

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

AGENDA

May 22, 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

VINCENT LANZA
Resolution No. 11-2007
Bulk Variance #0630-0753
Block 2707; Lot 3
33 Flanders Road; LR Zone

Action: Bulk Variance approval 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.

Decided: April 24, 2007

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

VINCENT LANZA

Resolution No. 12-2007

***De minimis* Exception**

Block 2707; Lot 3

33 Flanders Road; LR Zone

Action: *De minimis* exception from the Residential Site Improvement Standards N.J.A.C. 5:21-3.1 for pavement, curbs, storm drains, etc.; granted

Decided: April 24, 2007

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

MERYL V. DAVIS

Resolution No. 13-2007

Bulk Variance #0630-0748

Block 9710; Lot 3

10 Bergen Drive; R1 Zone

Action: Bulk Variance approval for side-yard setback; lot coverage; so as to permit the construction of a two-car attached garage with a second floor living area.

Decided: April 24, 2007

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

GRZEGORZ & BOZENA CIELOCH

Resolution No. 14-1007

Bulk Variance #0530-0695

Block 14113; Lot 43

21 Apple Lane; LR Zone

Action: Bulk Variance approval 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.

Decided: April 24, 2007

Eligible to Vote: Ada Erik, Francis Hannan, Daniel Jurkovic, William Lynch, Arthur McQuaid, Gian Severini, and Robert Brady

STEPHEN B. GLATT, ESQ.

Amended Resolution No. 5-2007

RATIFYING AND AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR THE POSITION OF ZONING BOARD OF ADJUSTMENT ATTORNEY – AMENDED - STEPHEN B. GLATT, ESQ.

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

ALFRED V. ACQUAVIVA, ESQ.

Resolution No. 15-2007

RATIFYING AND AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR THE POSITION OF SUBSTITUTE ZONING BOARD OF ADJUSTMENT ATTORNEY - ALFRED V. ACQUAVIVA, ESQ.

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

Applications Carried From Previous Meetings

RICHARD SCHAEFER

Bulk Variance #0730-0766

Block 7512; Lot 4

33 Pinecliff Lake Drive; LR Zone

COMPLETE: 02/08/07

DEADLINE: 06/08/07

EXTENDED: 08/08/07

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 and the April 24, 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.

NEW APPLICATIONS

DONALD AND SIOBHAN PARTINGTON
Bulk Variance # 0730-0770
Block 11103; Lot 5.01
572 Snake Den Road

COMPLETE: 04/16/07
DEADLINE: 08/14/07

Request for Bulk Variance relief to construct a fence 8 foot in height in the rear side and front yard when maximum permitted height is 6 feet.

1952 UNION VALLEY ROAD, LLC
Use Variance #0540-0698
Preliminary & Final Site Plan #0420-0167AB
Bulk Variance #0430-0647
***De Minimis* Exception**
Block 3601; Lots 1 & 3
1952 Union Valley Road; CC Zone

COMPLETE: 04/11/07
DEADLINE: 08/09/07

Request for Use Variance, Preliminary & Final Site Plan, Bulk Variance, and *De Minimis* Exception approvals to construct a mixed use business consisting of a service station, convenience store and deli, and two apartments on the second floor of the above referenced site.

APPROVAL OF MINUTES

April 24, 2007 Regular Meeting Minutes

COMMUNICATIONS

MISCELLANEOUS

2006 Annual Report for January through December 2006

ADJOURNMENT