

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

May 23, 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, Gian Severini and Ed Spirko.
Alternates: William Lynch and Francis Hannan.
Board Attorney: Stephen Glatt, Esq.
Principal Planner: Linda Lutz, P.P., AICP
Township Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

Resolution 11-2006

Omnipoint Communications, Inc.

Use Variance #0540-0726

Preliminary & Final Site Plan #0520-0224

Bulk Variance #0530-0727

Block 14102; Lot 1

Center Island, Route 23; R-4 Zone

Action: Use variance, preliminary site plan and final site plan relief to enable a new, unmanned, wireless telecommunications facility.

Decided: April 17, 2006

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

Resolution 12-2006

Sprint Spectrum, L. P.

Use Variance #0640-0730

Preliminary & Final Site Plan #0620-0226AB

Block 1701; Lot 59
776 Warwick Turnpike; LR Zone

Action: Ross Sorci hired to provide radio frequency expertise.
Decided: April 25, 2006
Eligible to vote: Ada Erik, Arthur McQuaid, Francis Hannan and Robert Brady.

Resolution 13-2006

Vincent Lanza

Bulk Variance #0430-0673
Block 2708; Lots 1, 5 & 6
27 Flanders Road; LR Zone

Action: Bulk variance relief granted for side yard setback, front yard setback and relief from the MLUL C.40:55D-35 to enable the construction of new home.
Decided: April 25, 2006
Eligible to vote: Ada Erik, Arthur McQuaid, Francis Hannan and Robert Brady.

Resolution 14-2006

Vincent Lanza

De minimis exception
Block 2708; Lots 1, 5 & 6
27 Flanders Road; LR Zone

Action: *De minimis* exception from the Residential Site Improvement Standards N.J.A.C. 5:21-3.1 granted for pavement, curbs, storm drains, etc.
Decided: April 25, 2006
Eligible to vote: Ada Erik, Arthur McQuaid, Francis Hannan and Robert Brady.

Resolution 15-2006

Joseph Hajbura

Bulk Variance #0530-0728
Block 1207; Lot 14
Carmel Road; R-2 Zone

Action: Bulk variance relief granted for lot area and relief from the MLUL C.40:55D-35 to enable the construction of a new home.
Decided: April 25, 2006
Eligible to vote: Ada Erik, Arthur McQuaid and Francis Hannan.

Resolution 16-2006

Joseph Hajbura

De minimis exception
Block 1207; Lot 14
Carmel Road; R-2 Zone

Action: *De minimis* exception from the Residential Site Improvement Standards
 N.J.A.C. 5:21-3.1 granted.
Decided: April 25, 2006
Eligible to vote: Ada Erik, Arthur McQuaid, Francis Hannan and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

Omnipoint Communications, Inc. Complete 01-03-06
Use Variance #0540-0706 Deadline 05-23-06
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.

Testimony was taken at the April 17, 2006 public hearing. Seven (7) members who were present to hear testimony or who have read the transcript are Ada Erik, Joseph Giannini, 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.

Testimony was taken at the April 25, 2006 public hearing. Four (4) members who were present to hear testimony were Ada Erik, Arthur McQuaid, Francis Hannan and Robert Brady.

Kristen Goldberg Complete 01-12-06
Bulk Variance #0530-0705 Deadline 06-30-06
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 an addition to a 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

NEW APPLICATIONS

Sprint Spectrum, L. P.	Complete	04-06-06
Use Variance #0640-0730	Deadline	08-04-06
Preliminary & Final Site Plan #0620-0226AB		
Block 1701; Lot 59		
776 Warwick Turnpike; LR Zone		

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

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

Marten Richardsen	Complete	04-26-06
Variance #0630-0735	Deadline	08-24-06
Block 1604; Lot 1.02 (West Milford)		
Block 61; Lot 19 (Vernon)		
Lebanon Road; LR Zone		

Request for 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.

Siobhan and Donald Partington	Complete	04-26-06
Appeal #0680-0736	Deadline	08-24-06
Block 11103; Lot 5.02		
Snake Den Road; R-4 Zone		

Request for the review of a decision of the Zoning Officer pursuant to the MLUL C.40:55D-70a.

Nancy and Roy Ruys	Complete	05-01-06
Bulk Variance #0630-0738	Deadline	08-29-06
Block 6503; Lot 1		
19 Coolidge Terrace; R-1 Zone		

Request for bulk relief for fence height in a front yard.

APPROVAL OF MINUTES

April 17, 2006 Special Meeting
April 25, 2006 Regular Meeting

COMMUNICATIONS

Letter from Edward M. McDonough, Senior Real Estate Representative for Orange and Rockland Utilities, Inc., addressed to the West Milford Zoning Board Chairperson, dated May 8, 2006, requesting participation in Orange and Rockland's efforts to promote safe work environments with respect to construction workers' contact with overhead transmission and distribution facilities.

MISCELLANEOUS

ADJOURNMENT