

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

June 27, 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, 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, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, 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.

Resolution 17-2006

Omnipoint Communications, Inc.

Use Variance #0540-0706

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

Decided: May 23, 2006

Action: Use variance relief from the MLUL C.40:55D-70d to enable the collocation of an unmanned, wireless telecommunications facility.

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

Resolution 18-2006

Omnipoint Communications, Inc.

Preliminary and Final Site Plan #0520-0214
Block 12501; Lot 26
666 Macopin Road; R-3 Zone

Decided: May 23, 2006

Action: Preliminary and final site plan relief to enable the collocation of a wireless telecommunications facility.

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

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

Vincent Lanza

***De Minimis* Exception**

Bulk Variance #0530-0717

Block 206; Lot 14.02

Lookover Drive; LR Zone

Complete

December 8, 2005

Deadline

August 8, 2006

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.

Kristen Goldberg

Bulk Variance #0530-0705

Block 7506; Lot 1

10 Compass Avenue; LR Zone

Complete

January 12, 2006

Deadline

July 30, 2006

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

Sprint Spectrum, L. P.	Complete	April 06, 2006
Use Variance #0640-0730	Deadline	August 4, 2006
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.

Testimony was taken at the May 23, 2006 public hearing. Six (6) members who were present to hear testimony are Ada Erik, Daniel Jurkovic, Gian Severini, Ed Spirko, Francis Hannan and Robert Brady.

Marten Richardsen	Complete	April 26, 2006
Variance #0630-0735	Deadline	August 24, 2006
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	April 26, 2006
Appeal #0680-0736	Deadline	August 24, 2006
Block 11103; Lot 5.02		
Snake Den Road; R-4 Zone		

Special resolution adoption: Resolution 19-2006 — hiring Jeanne McManus, Esq., to substitute for the Zoning Board of Adjustment attorney, owing to the applicants' request for the Zoning Board of Adjustment attorney to recuse himself.

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

Nancy and Roy Ruys
Bulk Variance #0630-0738

Block 6503; Lot 1

19 Coolidge Terrace; R-1 Zone

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

Complete
Deadline

May 1, 2006
August 29, 2006

APPROVAL OF MINUTES

May 23, 2006 Regular Meeting

MISCELLANEOUS

ADJOURNMENT