

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

July 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, Francis Hannan, Daniel Jurkovic,  
Arthur McQuaid, Gian Severini and Ed Spirko.  
*Alternates:* William Lynch and (vacancy).  
*Board Attorney:* Stephen Glatt, Esq.  
*Principal Planner:* Linda Lutz, P.P., AICP  
*Township Engineer:* Richard McFadden, P.E.

**MEMORIALIZATIONS**

**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, Francis Hannan, Arthur McQuaid and Robert Brady.

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**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, Francis Hannan, Arthur McQuaid 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, Francis Hannan, Daniel Jurkovic, Ed Spirko and Robert Brady.

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**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, Francis Hannan, Daniel Jurkovic, Ed Spirko and Robert Brady.

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**Resolution 20-2006**

**Scott Leonescu/Your Home Team, LLC**

**(Case originally filed by Edward Van Eeuwen)**

Use Variance 9740-0278

Block 703; Lot 1

Warwick Turnpike; NC Zone

*Decided:* June 20, 2006

*Action:* Modification to Use Variance Resolution 17-1998, to delete condition requiring subdivision.

*Eligible to vote:* Ada Erik, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Ed Spirko, William Lynch and Robert Brady.

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**APPLICATIONS CARRIED FROM PREVIOUS MEETINGS**

**Vincent Lanza**

***De Minimis Exception***

Complete

Deadline

December 8, 2005

August 8, 2006

**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. Five (5) members who were present to hear testimony or listened to the recording include Ada Erik, Francis Hannan, Arthur McQuaid, Gian Severini and Robert Brady.

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**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 an existing single-family home.

Testimony was taken at the March 28, 2006 public hearing. Six (6) members who were present to hear testimony or listened to the recording include Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini and Robert Brady

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**Sprint Spectrum, L. P.**

**Use Variance #0640-0730**

**Preliminary & Final Site Plan #0620-0226AB**

Block 1701; Lot 59  
776 Warwick Turnpike; LR Zone

Complete      April 6, 2006  
Deadline        August 4, 2006

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, Francis Hannan, Daniel Jurkovic, Gian Severini, Ed Spirko, and Robert Brady.

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<b>Marten Richardsen</b> <b>Variance #0630-0735</b> Block 1604; Lot 1.02 (West Milford) Block 61; Lot 19 (Vernon) Lebanon Road; LR Zone	Complete Deadline	April 26, 2006 August 24, 2006
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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 construction of new single-family home.

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<b>Siobhan and Donald Partington</b> <b>Appeal #0680-0736</b> Block 11103; Lot 5.02 Snake Den Road; R-4 Zone	Complete Deadline	April 26, 2006 August 24, 2006
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Appeal of a decision of the Zoning Officer pursuant to the MLUL C.40:55D-70a.

**Applicants have requested that the Zoning Board of Adjustment attorney recuse himself – Board Attorney to advise on status of substitute counsel.**

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<b>Nancy and Roy Ruys</b> <b>Bulk Variance #0630-0738</b> 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
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### **NEW APPLICATIONS**

<b>David and Kimberly Borer</b> <b>Bulk Variance # 0630-0739</b> Block 5604; Lot 2 30 Vine Street; LR Zone Request for accessory structure (pool) in a front yard.	Complete Deadline	June 5, 2006 October 3, 2006
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<b>Martin Nordsvan</b> <b>Bulk Variance #0630-0743</b> Block 4403; Lot 4 21 Phillip Rd.; LR Zone Request for bulk relief for fence height in a front yard.	Complete Deadline	June 19, 2006 October 17, 2006
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<b>Robert &amp; Renee Pasek</b>	Complete	June 27, 2006
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