

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

August 22, 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

<i>Regular Members:</i>	Robert Brady, Ada Erik, Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini and Ed Spirko.
<i>Alternates:</i>	William Lynch and (<i>vacancy</i>).
<i>Board Attorney:</i>	Stephen Glatt, Esq.
<i>Principal Planner:</i>	Linda Lutz, P.P., AICP
<i>Township Engineer:</i>	Richard McFadden, P.E.

MEMORIALIZATIONS

Resolution 13-2006

Vincent Lanza (Flanders)

Bulk Variance #0430-0673

Action: Relief pursuant to MLUL C.40:55D-70c and 35 granted.

Decided: April 25, 2006

Eligible to vote: Ada Erik, Francis Hannan, Arthur McQuaid and Robert Brady.

Resolution 14-2006

Vincent Lanza (Flanders)

Action: *De minimis* exception from the Residential Site Improvement Standards granted.

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

Action: Relief pursuant to MLUL C.40:55D-70d granted.

Decided: May 23, 2006

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

Resolution 18-2006

Omnipoint Communications, Inc.

Preliminary and Final Site Plan #0520-0214

Action: Relief pursuant to MLUL C.40:55D-49 and 52 granted.

Decided: May 23, 2006

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

Resolution 21-2006

Vincent Lanza (Lookover)

Bulk Variance #0530-0717

Action: Relief pursuant to MLUL C.40:55D-70c and 35 granted.

Decided: July 25, 2006

Eligible to vote: Ada Erik, Arthur McQuaid, Gian Severini and Robert Brady.

Resolution 22-2006

Vincent Lanza (Lookover)

Action: *De minimis* exception from the Residential Site Improvement Standards granted.

Decided: July 25, 2006

Eligible to vote: Ada Erik, Arthur McQuaid, Gian Severini and Robert Brady.

Resolution 23-2006

Sprint Spectrum, L. P.

Use Variance #0640-0730; Preliminary & Final Site Plan #0620-0226AB

Action: Dismissal without prejudice.

Decided: July 25, 2006

Eligible to vote: Ada Erik, Daniel Jurkovic, Gian Severini and Robert Brady.

Resolution 24-2006

Marten Richardsen

Variance #0630-0735

Action: Relief pursuant to MLUL C.40:55D-35 granted.

Decided: July 25, 2006

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

Resolution 25-2006

Nancy and Roy Ruys

Bulk Variance #0630-0738

Action: Relief pursuant to MLUL C.40:55D-70c granted.

Decided: July 25, 2006

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

Resolution 26-2006

David and Kimberly Borer

Bulk Variance # 0630-0739

Action: Relief pursuant to MLUL C.40:55D-70c granted.

Decided: July 25, 2006

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

Resolution 27-2006

Mark and Dawn Nowacki

Bulk Variance #0630-0733

Action: Relief pursuant to MLUL C.40:55D-70c granted.

Decided: July 25, 2006

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

Resolution 28-2006

Donald Weise and Connie Burton

Bulk Variance #0630-0742

Action: Relief pursuant to MLUL C.40:55D-70c granted.

Decided: July 25, 2006

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

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

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

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.

Martin Nordsvan

Complete

June 19, 2006

Bulk Variance #0630-0743

Deadline

October 17, 2006

Block 4403; Lot 4
21 Phillips Rd.; LR Zone
Requested: Relief pursuant to MLUL C.40:55D-70c for fence height in a front yard.

Robert & Renee Pasek
Bulk Variance #0630-0737

Complete June 27, 2006
Deadline October 25, 2006

Block 4005; Lot 4
25 Board Road; LR Zone

Requested: Relief pursuant to MLUL C.40:55D-70c for side yard setback and maximum lot coverage for an addition to an existing residence.

Testimony was taken at the July 25, 2006 public hearing. Five (5) members who were present to hear testimony include Ada Erik, Daniel Jurkovic, Arthur McQuaid, Gian Severini and Robert Brady.

APPROVAL OF MINUTES

July 25, 2006 Regular Meeting

MISCELLANEOUS

ADJOURNMENT