

**TOWNSHIP OF WEST MILFORD**  
**ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**December 20, 2005**

**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) 728-2895.*

**PLEDGE**

**ROLL CALL**

**Regular Members:** Thomas Bigger, Robert Brady, Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid and Ed Spirko  
**Alternates:** Thomas Lemanowicz and Ada Erik  
**Board Attorney:** Stephen Glatt  
**Principal Planner:** Linda Lutz  
**Township Engineer:** Richard McFadden

**MEMORIALIZATIONS**

**MIKE DONADIO**  
**Resolution 13-2005**  
Bulk Variance #0430-0688  
Block 9901; Lot 38  
33 Wooley Road; R-4 Zone  
Decided: May 24, 2005

**DENIED**

**Eligible to vote:** Thomas Bigger, Daniel Jurkovic and Robert Brady

**NEW CINGULAR WIRELESS PCS, LLC**

**D/B/A AT&T WIRELESS**

**Resolution 30-2005**

Use Variance #0440-0691

Block 2802; Lot 3

333 Warwick Turnpike; NC Zone

Decided: November 22, 2005

**GRANTED:** Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d for the height of a new, unmanned, wireless telecommunications facility.

**Eligible to vote:** Anthony DeSenzo, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Ada Erik and Robert Brady

**NEW CINGULAR WIRELESS PCS, LLC**

**D/B/A AT&T WIRELESS**

**Resolution 31-2005**

Preliminary & Final Site Plan #0420-0197AB

Block 2802; Lot 3

333 Warwick Turnpike; NC Zone

Decided: November 22, 2005

**GRANTED:** Preliminary and Final Site Plan for a new, unmanned wireless telecommunications facility.

**Eligible to vote:** Anthony DeSenzo, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Ada Erik and Robert Brady

**DAVID M. BELL**

**Resolution 32-2005**

Bulk Variance #0530-0697

Block 4301; Lot 20

69 Forest Lake Drive; LR Zone

Decided: November 22, 2005

**GRANTED:** Bulk variance for rear yard setback and lot coverage.

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Ada Erik and Robert Brady

**KENNETH KUHL**

**Resolution 33-2005**

Bulk Variance #0530-0700

Block 12401; Lot 2

131 Otterhole Road; R-4 Zone

Decided: November 22, 2005

**GRANTED:** Bulk variance for side yard setback, front yard setback and lot coverage

**Eligible to vote:** Anthony DeSenzo, Daniel Jurkovic, Ed Spirko, Ada Erik and Robert Brady

**MARK WRIGHT**

**Resolution 34-2005**

Bulk Variance # 9930-0402

Block 1902; Lot 2

30 Fairlawn Drive; LR Zone

Decided: November 22, 2005

**GRANTED:** Bulk variance for front yard setback and lot coverage

**Eligible to vote:** Anthony DeSenzo, Joseph Giannini, Daniel Jurkovic, Arthur McQuaid, Ed Spirko, Ada Erik and Robert Brady

## APPLICATIONS CARRIED FROM PREVIOUS MEETING

**VINCENT LANZA**

COMPLETE 01-28-05

***De Minimis* Exception**

DEADLINE 01-23-06

Block 2708; Lots 1, 5 & 6

27 Flanders Road; LR Zone

*De Minimis* exception from the Residential Site Improvement Standards – New Jersey Administrative Code; Title 5; Chapter 21 (5:21-3.1) for: pavement, curbs, storm drains, etc.

**Bulk Variance #0430-0673**

Block 2708; Lots 1,5 & 6

27 Flanders Road; LR Zone

Construction of new home

This application did not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of side yard setback, front yard setback (changed to side yard setback, lot frontage and lot width if Linden Court is vacated) 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.

Testimony was taken at the July 26, 2005 public hearing. Five members who were present to hear testimony were Anthony DeSenzo, Joseph Giannini, Arthur McQuaid, Ada Erik, Daniel Jurkovic and Robert Brady.

---

**ROBERT DiBELLA**

COMPLETE 09-27-05

**Use Variance #0540-0712**

DEADLINE 01-25-06

**Bulk Variance #0530-0722**

Block 2403; Lot 11

Upper Greenwood Lake Rd; LR Zone

Construction of garage

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(1) for an accessory structure on a lot with no principal structure.

This application also does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure: distance to side line; maximum 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.

---

## NEW APPLICATIONS

<b>SAL FALCIGLIA, JR.</b>	COMPLETE	10-24-05
<b>Use Variance #9540-0158</b>	DEADLINE	02-21-06
Block 6101; Lot 23		
72 Marshall Hill Road; R-1 Zone		
Continuation of a previously-granted use variance for an off-site sign		

---

<b>VINCENT LANZA</b>	COMPLETE	11-15-05
<b>Use Variance #0540-0715</b>	DEADLINE	03-15-06
<b>Bulk Variance #0530-0724</b>		
Block 4302; Lot 5		
Forest Lake Drive; LR Zone		
Construction of a garage		

---

Use Variance per New Jersey Municipal Land Use Law C.40:55D-70d(1) for an accessory structure on a lot with no principal structure.

This application also does not comply with Section 18-3.7 Paragraph D of the Land Development Ordinance for the reasons of accessory structure: maximum coverage, front yard setback, and such other variance relief as the Board deems necessary, so as to permit the construction of a garage.

---

## MINUTES

Approval of Minutes of the November 22, 2005 Regular Meeting.

## MISCELLANEOUS

By-laws: discussion of recommended amendment

## **CLOSED SESSION**

Resolution No. 35-2005 to enter into Closed Session for discussion of personnel matters having to do with Board appointments.

## **ADJOURNMENT**

BOA\Agendas\2005\12-20-05Mtg