

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

September 26, 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 Barry Wieser.
Board Attorney: Stephen Glatt, Esq.
Board Planner:
Township Engineer: Richard McFadden, P.E.

MEMORIALIZATIONS

Resolution 13-2006

Vincent Lanza (Flanders)

Bulk Variance #0430-0673

Block 2708; Lots 1, 5, 6

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)

Block 2708; Lots 1, 5, 6

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 21-2006

Vincent Lanza (Lookover)

Bulk Variance #0530-0717

Block 206; Lot 14.02

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)

Block 206; Lot 14.02

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

Block 1701; Lot 59

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

Block 1604; Lot 1.02 (West Milford)

Block 61; Lot 19 (Vernon)

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

Block 6503; Lot 1

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

Block 5604; Lot 2

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

Block 14901; Lot 20

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

Block 7605; Lot 5

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 29-2006

Martin Nordsvan

Bulk Variance # 0630-0743

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

Decided: August 22, 2006

Eligible to vote: Francis Hannan, Daniel Jurkovic, Arthur McQuaid, Gian Severini, Ed Spirko, William Lynch and Robert Brady.

APPLICATIONS CARRIED FROM PREVIOUS MEETINGS

Kristen Goldberg

Bulk Variance #0530-0705

Block 7506; Lot 1

10 Compass Avenue; LR Zone

Complete

January 12, 2006

Deadline

October 31, 2006

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

Siobhan and Donald Partington
Appeal #0680-0736

Complete April 26, 2006
Deadline October 8, 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.*

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.

NEW APPLICATIONS

Sprint Spectrum, L. P.
Use Variance #0640-0730
Preliminary & Final Site Plan #0620-0226AB

Complete August 1, 2006
Deadline November 29, 2006

Block 1701; Lot 59

776 Warwick Turnpike; LR Zone

Requested: Relief pursuant to MLUL C.40:55D-70d and relief pursuant to MLUL C.40:55D-49 and 52 to enable expansion and collocation of a wireless telecommunications facility.

APPROVAL OF MINUTES

August 22, 2006 Regular Meeting

COMMUNICATIONS

Copy of letter dated 9/6/06 from Martin O'Shea to Fred Semrau Township Attorney, regarding Board autonomy and professional service contracts.
Copy of letter from Martin O'Shea to the Local Finance Board regarding Board Attorney.

MISCELLANEOUS

ADJOURNMENT

BOA\Agendas\2006\09-26-06 Agenda

Addendum to Agenda

TOWNSHIP OF WEST MILFORD ZONING BOARD OF ADJUSTMENT

SEPTEMBER 26, 2006

CLOSED SESSION

Consideration of retaining special counsel regarding anticipated litigation to consider whether legal action needs to be taken in light of recent accusations of unethical conduct made against the Board.

The minutes of this closed session meeting shall be made available within (6) six months of said meeting or within a reasonable time after resolution of any litigation or disputed matter.

BOA\Agendas\2006\09-26-06 Agenda Addendum