

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**FEBRUARY 23, 2006**

**7:30 p.m.**

**MAIN MEETING ROOM OF TOWN HALL**

#### **LEGAL**

*In accordance with Chapter 231, Public Laws of 1975 of the State of New Jersey, adequate advance notice of this regular meeting was published in the Herald News and Suburban Trends newspapers. A copy has been filed with the Township Clerk's office and posted on the bulletin board in the main corridor of the Town Hall. The main meeting room is ADA accessible. Special needs can be accommodated by contacting the Planning Board at (973) 728-2798.*

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Regular Members:	James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker
Alternates:	Steven Castronova, Thomas Harraka
Chairman:	Michael Tfank
Board Attorney:	Glenn Kienz, Esq.
Planning Director:	William Drew, P.P.
Consulting Engineer:	Robert Kirkpatrick, P.E.

#### **PUBLIC PORTION**

Up to half-hour reserved.

#### **SITE PLAN WAIVER APPLICATIONS**

##### **KATTNER ENTERPRISES LLC**

##### **Site Plan Waiver #0620-0225W**

Block 16605; Lot 22

3050 Route 23, HC Zone

##### **JOE SAMMAN**

##### **Site Plan Waiver #0620-0227W**

Block 3603; Lot 7

2019 Greenwood Lake Turnpike, LC Zone

**EKHO WALKER**

**Site Plan Waiver #0620-0228W**

Block 6303; Lot 5  
85 Marshall Hill Road, CC Zone

**ERIC & ELENA DYKSTRA**

**Site Plan Waiver #0620-0229W**

Block 3013; Lot 28  
3014 1  
3015 1  
538 Lakeside Road, LC/R-4 Zones

**JOANN ORR**

**Site Plan Waiver #0620-0230W**

Block 14605; Lot 4.10  
2713 Route 23, HC Zone

**APPLICATIONS**

**STEVEN & CHRISTINE CASTRONOVA**

**Minor Subdivision #0510-1973**

**Bulk Variance #0530-0702**

Block 7213; Lot 1  
12 Valley View Lane; R-2 Zone  
Minor subdivision to subdivide Lot 1 into two lots to create one new building lot

COMPLETE: 10-28-05  
DEADLINE: 03-25-06

**TCR NJ/PA LAND ACQUISITION L.P.**

**(VALLEY RIDGE)**

**FINAL SITE PLAN #0220-0041B**

**Block 8002; Lot 4**

Union Valley Road; R-1/PN Zone  
Final site plan approval for the construction of 100 townhouses

COMPLETE: 12-11-05  
DEADLINE: 03-25-06

**JACK JAUST**

**PRELIMINARY AND FINAL SITE PLAN 0520-0222AB**

**Bulk Variance 0530-0721**

Block 16005 Lot 12  
100 Oak Ridge Road  
Preliminary and final site plan requesting approval of a paved parking  
Lot and driveway.

COMPLETE 01-27-06  
Deadline: 05-27-06

**MEMORIALIZATIONS**

**GETTY PETROLEUM MARKETING, INC.**

**Resolution No. 2006 - 7**

**Conditional Use**

**Minor Site Plan #0520-0217**

**Variance #0530-0714**

Block 6701; Lot 8

1910 Union Valley Road; CC Zone

**APPROVED:** Installation of kiosk for attendants and metal bollards by the existing front gas island.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**MISCELLANEOUS**

**Planning Board By-Laws:** Discussion on amendments to by-laws.

**PLANNING DIRECTOR'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**MINUTES**

Approval of minutes of the January 26, 2006 regular meeting.

**COMMUNICATIONS**

Notice dated January 13, 2006 from the League of Municipalities advising that the League is opposed to S-457, Time of Decision Rule, and enclosing a draft resolution opposing this bill for consideration by the governing body.

Notice dated January 13, 2006 advising that Thomas & Terry Dockray are applying for a General Permit for property located at 247 Germantown Road, Block 14112; Lot 4 for the installation of a sub-surface sanitary disposal system.

Letter dated January 17, 2006 from the DEP granting an extension of the application submitted by Shoebox Storage LLC for a Letter of Interpretation for property located on Oak Ridge Road, Block 16006; Lot 1 and Block 16005; Lot 16.

Notice dated February 1, 2006 advising that Marco and Kristen Silvestri are applying for a General Permit for the installation of a sub-surface sanitary disposal system for property located at 68 Charcoal Road, Block 15302; Lot 21.03.

Letter dated January 22, 2006 from Joanne Jordan and Stanley Frey to the Township Administrator regarding the vacating of Parlin Court.

## **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

Notice dated January 27, 2006 advising that Charles Russo is applying for a Highlands Applicability Determination for property located on Layton Road; Block 1903; Lot 11.

Letter dated January 25, 2006 from the DEP advising that the application submitted by Eugene and Elaine Prais for property located at 114 Dockerty Hollow Road, Block 8401; Lots 22 and 23 did not qualify for an exemption from the Highlands Act. It is consistent with the Water Quality Management Plan

Letter dated January 18, 2006 advising that New Cingular Wireless has submitted a request for Highlands Protection Area Approval for property located 364 Oak Ridge Road, Block 16307; Lot 21.

Notice dated February 1, 2006 advising that Vincent Lanza is applying for a Highlands Determination for property located at 1383 Macopin Road, Block 9501; Lot 12.

Notice dated January 18, 2006 advising that Shiloh Bible Camp is applying for a Highlands Exemption for property located at 753 Burnt Meadow Road, Block 6002; Lot 47.

Notice dated February 1, 2006 advising that John Marcellaro is applying for an Exemption from the Highlands Act for property located on Maple Road, Block 10817; Lots 4, 5, 9.

## **ADJOURNMENT**