

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD  
REGULAR AGENDA**

**March 5, 2009**

**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. 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:	Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker
Alternates:	Kerry Goceljak, Michael Siesta
Chairman:	Andrew Gargano
Board Attorney:	Thomas Germinario, Esq.
Board Engineer:	Paul Ferriero, P.E.
Board Planner:	Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**SITE PLAN APPLICATION REVIEW WAIVERS** – None.

**APPLICATIONS**

**TIME EXTENSIONS**

**THOMAS A. CELANO**

**Minor Subdivision #0410-1960**

**Variance 0430-0669**

Block 5309; Lots 1.01 & 1.02

Cahill Cross Road; R-2 Zone

**Seeking:** Time extension for filing Minor Subdivision deeds.

**PENDING APPLICATIONS**

*Carried To April 2, 2009*

**1952 UNION VALLEY ROAD, LLC**

**Preliminary & Final Site Plan #0820-0167AB**

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

**Seeking:** Preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

*Complete: September 8, 2008*

*Decision By: April 2, 2009*

**NEW APPLICATIONS**

**NEW BUSINESS**

**MEMORIALIZATIONS**

**Resolution 2009 – 7**

**THOMAS A. CELANO**

**Time Extension for Filing Deeds**

**Minor Subdivision #0410-1960**

**Variance 0430-0669**

Block 5309; Lots 1.01 & 1.02

Cahill Cross Road; R-2 Zone

**Granted:** Time extension for filing Minor Subdivision deeds.

**Resolution 2009 - 8**

**JACK LEVKOVITZ (Village On Ridge-Section II)**

**Amended Final Subdivision #0510-1744C**

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

**Denied:** Time extension for filing Major Subdivision Deeds and amendment of conditions of approval.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING BOARD PLANNER'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**PLANNING BOARD ENGINEER'S REPORT**

**MISCELLANEOUS**

**Approval Of Invoices – Board Professionals**

**Subcommittee Reports**

Master Plan Subcommittee

Ordinance Subcommittee

Building Design Subcommittee

Site Plan Committee

**MINUTES**

**COMMUNICATIONS**

1. Notice of Deficiency dated February 11, 2009 from the NJDEP regarding Township Museum - 1477 Union Valley Road – Missing Progress Reports and Revised Classification Exception Area.

2. Notice and application received February 24, 2009 for Robert Gigliuto, Block 8401; Lot 21, 10 New Dockerty Hollow Road, of application for a GP 25 for installation of a subsurface sanitary disposal system.
3. Revised plan for application for GP #2 received on February 19, 2009 for Ed Ostrowicz, Block 4701; Lot 33.04, 350 Morsetown Road per DEP request.
4. "No further action and covenant not to sue" letter regarding Elaine Berkowitz, 628 Warwick Tpk., Block 902; Lot 9 and remedial action with regard to a 550 gallon underground oil tank.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Revised application for Highlands Exemption dated February 24, 2009 for Mr. Wonton, LLC, Block 6303; Lot 18, with required documents and plans.
2. Notice and application for Highlands Exemption received on February 25, 2009 for Shoebox Storage, LLC, Block 16006; Lot 1.01, 140 Oak Ridge Road, regarding demolition of existing buildings and construction of multi use building with commercial, residential, and storage.
3. "Notice of violation and offer of settlement" for Peter Esposito for property located at Block 6701; Lot 13, advising that violations remain uncorrected and a restoration plan has not been received by the DEP with regard to the placement and grading of 23,000 sq. ft of fill on subject property.

**ADJOURNMENT**