

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

MARCH 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

ANSELM H. JAYASINGHE
(BELCHER RUN SHOPPING CENTER)
Site Plan Waiver #0620-0233W
Block 6401; Lot 1
1604A Union Valley Road; CC Zone

THE PIONEER TAVERN
Site Plan Waiver #0620-0232W
Block 2801; Lot 2
350 Warwick Turnpike; NC Zone

STATE FARM INSURANCE

Site Plan Waiver #0620-0234W

Block 15508; Lot 11
2850 Route 23 North, HC Zone

BERGEN WATER SOFTENERS

Site Plan Waiver #0620-0235W

Block 15508; Lot 11
2850 Route 23 North, HC Zone

BRITTANY DELEEUEW

Site Plan Waiver #0620-0236W

Block 3509; Lot 14
2012 Greenwood Lake Turnpike, LC Zone

TOWN CYCLE

Site Plan Waiver #0620-0237W

Block 7903; Lot 12
1468 Union Valley Road, VC Zone

APPLICATIONS

CARL BIERWAS

Minor Subdivision #0410-1964

Bulk Variance #0430-0665

Block 8201; Lot 2
1945 Macopin Road, R-1 Zone
Request for time extension.

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

OMNIPOINT COMMUNICATIONS, INC.

Preliminary & Final Site Plan #0520-0221AB

Block 1701; Lot 59
776 Warwick Turnpike; LR Zone
Approval to collocate on an existing telecommunications facility.

COMPLETE: 02-08-06

DEADLINE: 03-25-06

MEMORIALIZATIONS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Planning Board Attorney: Review proposals for services, interviews.

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

Mandatory Educational Requirements: Proposal from the Zoning Board of Adjustment that the Township hold a joint education session with the Planning Board.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the February 23, 2006 regular meeting.

COMMUNICATIONS

County Planning Board reports to the Planning Board regarding the following applications:

Valley Ridge at West Milford, Site Plan, Block 8002; Lot 4, Union Valley Road.
Approval withheld pending receipt of additional information.

Memorandum from Richard S. Kunze, Township Administrator, and Fred Semrau, Township Attorney, re: Consolidation of Township resources in order to minimize legal expenses in connection with various litigation.

Letter dated February 8, 2006 from McKittrick Engineering Associates, Inc. advising that Robert Mazzocchi is applying for a Treatment Works Approval for property located on Club House Trail, Block 504; Lot 1.

Notice dated February 13, 2006 advising that Vincent Lanza is applying for a Letter of Interpretation for property located on Longhouse Drive, Block 2101; Lots 4.01 and 4.02.

Notice dated February 8, 2006 advising that Darren & Rosemary Derin are applying for a General Permit for the installation of a sub-surface sanitary disposal system for property located at 31 Birchwood Pass, Block 5715; Lot 4.

Notice dated February 9, 2006 advising that David J. Daly is applying for a General Permit #25 for property located at 12 Newton Drive, Block 12305; Lot 21 for the repair of a sub-surface sanitary disposal system.

Notice dated February 10, 2006 advising that Goran Todovoric is applying for a General Permit #25 for property located at 1994 Macopin Road, Block 7902; Lot 2 for the repair of an existing septic system.

Letter dated February 28, 2006 from Stewart Surveying & Engineering, LLC advising that Geraldine Mines is applying for Treatment Works Approval for property located on Otterhole Road, Block 10901; Lot 10.01.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Copy of letter dated March 3, 2006 from William Drew to the Highlands Council submitting Township comments with regard to various components of the Regional Master Plan Scoping Document.

Notices that the following applicants have applied for a Highlands Applicability Determination:

Passaic County - Apshawa Tract; Block 13501; Lot 5.

Eugene R. Prais – 114 Dockerty Hollow Road; Block 8401; Lots 22 and 23.

Philadelphia Church – Oak Ridge Road; Block 15901; Lot 16.

Vincent Lanza – Inwood Road; Block 12110; Lot 5.03.

Vincent Lanza – Inwood Road; Block 12110; Lot 3.01.

Determinations from the DEP regarding the following applications:

Rui Filipe – Block 14001; Lots 11 and 12. Exempt. Water Quality Management Plan – Consistent.

Shiloh Bible Camp Gymnasium – 753 Burnt Meadow Road; Block 6002; Lot 47. Notice of Technical Incompleteness.

ADJOURNMENT

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

March 23, 2006
Regular Meeting

Addendum to Agenda

MEMORIALIZATIONS

TCR NJ/PA LAND ACQUISITION L.P.
(VALLEY RIDGE)

Resolution No. 2006 – 8

Final Site Plan #0220-0041B

Block 8002; Lot 4

Union Valley Road; R-1/PN Zone

Adoption of resolution staying application and authorizing the filing of a declaratory judgment action to determine the validity of preliminary site plan approval that was granted.