

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

MAY 26, 2004

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 Aims 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.

ROLL CALL

Regular Members: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott,
Michael Siesta, Leslie Tallaksen, Andrew Tynan, Kurt Wagner
Alternates: Matthew DeFede, Clinton Smith
Chairman: Michael Tfank
Board Attorney: Glenn Kienz, Esq.
Planning Director: William Drew, P.P.
Consulting Engineer: Robert Kirkpatrick, P.E.

PUBLIC PORTION

Half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

APPLICATIONS

BRAEMAR AT HIGH CREST, L.L.C.

COMPLETE: 04-29-04

(FIELDSTONE ESTATES)

DEADLINE: 08-27-04

Amended Preliminary Subdivision 0410-1739A

Final Subdivision #0410-1739D (Section III)

Variance #0430-0649

Block 13003; Lot 1

Block 13002; Lot 1 (final subdivision only)

Hearthstone Drive, R-2 Zone

Final subdivision for the creation of 8 single-family building lots.

YOUR HOME TEAM, L.L.C.

COMPLETE: 04-29-04

Final Subdivision #0410-1949B

DEADLINE: 06-13-04

Block 9801; Lots 28.01; 28.02 and 28.03

Union Valley Road; R-1 Zone

Final subdivision for the creation of 9 lots, 8 of which are new residential building lots.

LAKELAND BANK
Minor Site Plan #0320-0159
Variance #0330-0643

COMPLETE: 04-30-04
DEADLINE: 08-28-04

Block 14605; Lot 3
One Lakeland Plaza; HC Zone
Site plan approval for the construction of a one-story accessory structure to be used as an ATM building.

MICHAEL & CHRISTINE VANDER PLOEG
Minor Subdivision #0310-1955

Bulk Variance #0330-0628
Block 16006; Lot 1
Grove Street; R-4 Zone
Request for time extension in which to file deeds.

MEMORIALIZATIONS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

Re-adoption of Township Zoning Map utilizing the digital Parcel Layer. Recommendation from Planning Board to Township Council.

MISCELLANEOUS

Application Procedures: Discussion on Applications for Development; Application Review Process; Planning Board hearing process; Subsequent Development/Construction process. Put on per Board discussion held in April.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

COMMUNICATIONS

Letter dated April 13, 2004 from McKittrick Engineering Associates, Inc. advising that Douglas Doyle and Scott Walker are applying for a Letter of Interpretation for property known as Block 101; Lots 21 and 22.

Letter dated April 13, 2004 from McKittrick Engineering Associates, Inc. advising that Dennis Kyle is applying for a Letter of Interpretation for property known as Block 17201; Lot 17.

Letter from Bald Eagle Square, Inc. regarding the use of shared parking with Bald Eagle Hall, both properties being under the same ownership.

Public Notice from PSE&G that it is applying for a general permit #1 to perform utility maintenance activities.

Notice of League Seminar from the N.J. League of Municipalities regarding Transfer of Development Rights on June 22, 2004 at the PNC Arts Center.

Copy of letter from Bradley Campbell to High Crest Lake responding to its letter to adjacent property owners regarding the Minor Subdivision and variance applications pending before the Planning Board and advising that the NJ Conservation Foundation is the owner of the adjacent property, not the DEP.

Copy of letter from New Jersey Conservation Foundation to High Crest Lake advising that NJCF may be interested in purchasing the High Crest Lake's property with certain conditions.

Copy of memo to Township Administrator from Planning Director forwarding requested information regarding the Tichenor House Historic Designation.

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

Rockburn North Preliminary Subdivision Sections I & II Block 206; Lot 9, requiring the submission of six additional items such as drainage system maintenance agreements and copies of State permits.

Alice Zampella Final Subdivision Block 14601; Lots 5 & 6, requiring the submission of two additional items.

Forest Glen (Ron Kidd/Castle Rock Estates, LLC) Preliminary Subdivision Block 9901; Lot 7, requesting submission of seven additional items.

Laurel Hollow Final Subdivision Section II Block 5006; Lot 10, granting final subdivision approval.

Carl Bierwas Minor Subdivision Block 8201; Lot 2, requiring an on-site driveway turn-around be constructed for the existing house.

Bald Eagle Commons Preliminary and Final Site Plan Block 5308; Lot 3, requiring two additional items be submitted.

ADJOURNMENT