

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**JUNE 28, 2007**

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

#### **APPOINTMENT OF BOARD SECRETARY**

#### **PUBLIC PORTION**

Up to half-hour reserved.

#### **SITE PLAN WAIVERS**

#### **APPLICATIONS**

**ERNEST OBERER**

**Minor Subdivision #0510-1975**

Block 14201; Lots 14 and 15

350 Germantown Road; R-3 Zone

Lot line adjustment to provide for the construction of a single-family dwelling.

COMPLETE: 02-22-07

DEADLINE: 04-08-07

TIME EXTENSION: 08-07-07

**NEW YORK SMSA LP (LAKELAND PLAZA)** COMPLETE: 05-25-07  
**D/B/A VERIZON WIRELESS** DEADLINE: 09-22-07  
**Preliminary and Final Site Plan #0620-0238AB**  
**Variance #0630-0744**  
Block 14605; Lot 2  
2727 Route 23 South; HC Zone  
Request to co-locate on existing telecommunications monopole.

**NYSMSA LIMITED PARTNERSHIP** COMPLETE: 06-04-07  
**D/B/A VERIZON WIRELESS (UGL FIRE)** DEADLINE: 07-19-07  
**Preliminary & Final Site Plan #0520-0205AB**  
Block 1701; Lot 59  
776 Warwick Turnpike; LR Zone  
Request to co-locate on existing telecommunications monopole.

## **MEMORIALIZATIONS**

**MICHAEL ZUPP**  
**RESOLUTION No. 2007 - 20**  
**Minor Subdivision #0610-1977**  
**Variance # 0630-0734**  
Block 12110; Lots 6 & 17  
463 Germantown Rd. & 9 Martha St.; R-2 Zone  
**GRANTED:** Six-month time extension

**CELLULAR TELEPHONE COMPANY**  
**RESOLUTION No. 2007 - 21**  
**d/b/a AT&T WIRELESS (OAK RIDGE)**  
**Preliminary & Final Site Plan # 0420-0190AB**  
Block 16307; Lot 21  
394 Oak Ridge Road; CC Zone  
**GRANTED:** One year time extension

**ERNEST OAKES**  
**RESOLUTION No. 2007 - 22**  
**Bulk Variance # 0730-0769**  
**Amended Preliminary and Final Site Plan #0120-0114**  
Block 6002; Lot 44.03  
Burnt Meadow Road; LMI Zone  
**GRANTED:** Amended Preliminary & Final Site Plan Approval with Ancillary "c" Variance Relief

**ROBERT COYMAN**  
**RESOLUTION NO. 2007 - 23**  
**Minor Subdivision #0710-1980**  
**Bulk Variance #0730-0774**  
Block 7902; Lots 5 and 6  
2016 Macopin Road; OT Zone  
**GRANTED:** Lot line adjustment

### **ORDINANCES FOR INTRODUCTION**

Tree Ordinance

Fence Ordinance

### **ORDINANCES REFERRED FROM COUNCIL**

### **PLANNING DIRECTOR'S REPORT**

### **PLANNING BOARD ATTORNEY'S REPORT**

### **MISCELLANEOUS**

Road vacation for Ricker Street – recommendation to Township Council

**PIONEER BAR & GRILL, INC.**  
**Preliminary & Final Site Plan #0620-0270AB**  
Block 2801; Lot 2  
350 Warwick Turnpike, NC Zone

Zoning Board of Adjustment 2006 Annual Report: For review.

### **MINUTES**

Approval of minutes of the May 24, 2007 regular meeting.

### **COMMUNICATIONS**

Letter dated June 7, 2007 from Eileen Swan, Executive Director, NJ Highlands Council, regarding Comments on the Highlands Draft Regional Master Plan.

Letter dated May 4, 2007 from Orange & Rockland Utilities and the Alliance Members regarding New York's High Voltage Proximity Act and Protection of Underground Utilities-requesting notification to all building permit applicants.

Letter to Richard Slifer, Preliminary & Final Site Plan #0620-0260AB, regarding fence installation.

Letter received May 31, 2007 from Price, Meese, Shulman and D'Armino regarding Castle Rock Estates, LLC, Block 9901; Lot 7, 870 Union Valley Road – purchase of property.

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

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

Determinations from the DEP regarding the following applications:

Antonucci, Block 101; Lot 29, Cherry Ridge Road – Exemption # 1 – Water Quality Management Plan - Consistent

Rehabilitation of Gordon Lakes Dam, Block 12307; Lots 16 & 49 – Exemption # 9. Water Quality Management Plan – Not addressed.

Battinelli, Block 3107; Lot 13, 2 Somerville Road – Exemption # 4. Water Quality Management Plan – Consistent.

### **ADJOURNMENT**