

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**JULY 27, 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:	Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker
Alternates:	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**

##### **AWISCO CORP.**

**Site Plan Waiver #0620-0246W**

Block 6002; Lot 36

26 Industrial Drive; LMI Zone

##### **MARK A. DIZON/ROGER LAPOINTE**

**Site Plan Waiver #0620-0247W**

Block 7601; Lot 6

1443 Union Valley Road; VC Zone

## **APPLICATIONS**

### **MARY BARRETT**

**Minor Subdivision #0510-1974**

**Variance #0530-0711**

Block 807; Lot 4

2001 Clinton Road; LR Zone

Request for time extension. Letter from applicant to Planning Board regarding changes to conditions of approval.

### **VICTOR MARCHIAFAVA**

**Preliminary & Final Site Plan #0520-0220AB**

**Variance #0530-0729**

1894 Route 23 North

Block 13602; Lot 7 (to be known as Lot 7.02); LMI Zone

COMPLETE: 04-07-06

DEADLINE: 09-05-06

### **JOHN KOESTLER**

**Minor Subdivision #0610-1978**

**Variance #0630-0741**

Block 3004; Lots 17 and 18

15 Dogwood Lane; LR Zone

Relocation of a lot line

COMPLETE: 06-12-06

DEADLINE: 10-10-06

### **APSHAWA VOLUNTEER FIRE COMPANY**

**Preliminary & Final Site Plan #0520-0210AB**

**Conditional Use**

**Variance #0630-0740**

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

Add garage bay to existing firehouse

COMPLETE: 06-28-06

DEADLINE: 10-26-06

## **MEMORIALIZATIONS**

### **KERRY GREENE**

**Resolution No. 2006 –19**

**Preliminary Subdivision #0110-1910**

**Bulk Variance # 0130-0501**

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

**APPROVED:** One-year time extension

### **DEMOTT POST**

**Resolution No. 2006 –20**

**Minor Subdivision #0410-1971**

Block 12106; Lots 2 and 3

802 and 810 Macopin Road; R-2 Zone

**APPROVED:** One-year time extension

**VICTOR MARCHIAFAVA**

**Resolution No. 2006 – 21**  
**Amended Minor Subdivision #0510-1972**  
**Amended Variance #0530-0713**  
Block 13602; Lot 7  
1894 Route 23 North; LMI Zone  
**APPROVED:** Amended minor subdivision

**MICHAEL ZUPP**

**Resolution No. 2006 – 22**  
**Minor Subdivision #0610-1977**  
**Variance # 0630-0734**  
Block 12110; Lots 6 & 17  
463 Germantown Rd. & 9 Martha St.; R-2 Zone  
**APPROVED:** Relocation of lot line

**JACK & GERALDINE LIPARI**

**Resolution No. 2006 - 23**  
**Amended Subdivision #0610-1936**  
**Amended Variance #0630-0534**  
Block 5306; Lot 4.02  
42 Lone Pine Lane, R-4 Zone  
**APPROVED:** Amended minor subdivision with variance.

**Resolution No. 2006 – 24**

Adoption of Open Space Plan as an Element of the Master Plan

**Resolution No. 2006 – 25**

Adoption of Stormwater Management Plan as an Element of the Master Plan

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

**(VALLEY RIDGE)**

**Resolution No. 2006 - 26**

**Final Site Plan #0220-0041B**

**Block 8002; Lot 4**

Union Valley Road; R-1/PN Zone

**DENIED:** Final site plan approval for the construction of 100 townhouses

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**MISCELLANEOUS**

**PLANNING DIRECTOR'S REPORT**

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

### **MINUTES**

Approval of minutes of the June 29, 2006 regular meeting.

### **COMMUNICATIONS**

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

Jack Jaust, Site Plan, 96 Oak Ridge Road, Block 16005; Lot 12. Approval withheld pending receipt of additional information

Copy of letter dated June 7, 2006 from William Drew, Planning Director, to the Bureau of Watershed Regulation regarding their response to the Environmental Commission's request for a definition of impervious cover.

Notice dated June 20, 2006 advising that Frank Scott is applying for a General Permit for property located at 41 Teal Road, Block 13907; Lot 1 for the repair of an existing septic system.

Notice dated June 30, 2006 advising that Mark & Cindy Lindsey are applying for a general permit for the installation of a sub-surface sanitary disposal system for property located at 1087 Union Valley Road, Block 7701; Lot 2.02.

Letter dated July 6, 2006 from EcolSciences, Inc. advising that TCR NJ/PA Land Acquisition LP are resubmitting their application for Statewide General Permit Nos. 2, 10B and 11 and Transition Area Waiver – Averaging Plan for property located on Union Valley Road, Block 8002; Lot 4.

Letter dated June 14, 2006 from Stewart Surveying & Engineering, LLC advising that Michael Fitzpatrick is applying for Treatment Works Approval for property located on Upper High Crest Road, Block 13102; Lot 37.

Notice dated July 10, 2006 advising that K. Douglas Smith (Catlas Const. LLC) is applying for a General Permit for the installation of a sub-surface sanitary disposal field for property located at 3 Riverside Road, Block 2401; Lot 2.

Notice dated June 29, 2006 advising that Nicholas Pallis is applying for a General Permit for the installation of a sub-surface sanitary disposal system for property located at 1858 Route 23, Block 13602; Lot 3.

### **ADJOURNMENT**