

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JANUARY 22, 2003
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 Suburban Trends. 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: Paul Donoghue, Robert Moshman, James O'Bryant, Edward Orthouse, George Spence, Robert Szuszkowski, Andrew Tynan, Kurt Wagner.
Alternates: Ada Erik, Leslie Tallaksen.
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.

APPLICATIONS

KERRY GREENE	COMPLETE: 05-13-02
Preliminary Subdivision #0110-1910	DEADLINE: 01-22-03
Bulk Variance # 0130-0501	
Block 10001; Lots 14, 19, 20, 23	
Wooley Road; R-3 and R-4 Zones	
Application for subdivision with variance relief requested to subdivide four existing lots to create 21 residential building lots.	
MICHAEL & ROBERT VANDER PLOEG	COMPLETE: 09-27-02
Amended Preliminary Site Plan #9720-0042A	DEADLINE: 01-25-03
Final Site Plan #0220-0042F	
Bulk Variance #0230-0560	

Block 16006; Lot 1
16007 4
16008 3

140 Oak Ridge Road; CC/R-4 Zones

Request to amend preliminary site plan and receive final site plan approval for a self-storage facility. Report attached from the Board's Landscape Architect.

CLIFFWOOD LAKES ESTATES
Preliminary Subdivision #0210-1946A
Bulk Variance #0230-0590

COMPLETE: 10-10-02
DEADLINE: 02-07-03

Block 17001; Lot 17

Canistear Road; R-4 Zone

Application for subdivision with variance relief requested to subdivide existing lot to create 13 residential building lots.

GERALDINE MINES
Minor Subdivision #0210-1947
Bulk Variance #0230-0594

COMPLETE: 12-04-02
DEADLINE: 04-03-03

Block 10901; Lots 7 and 10

Otterhole and West Brook Roads; R-3 Zone

Request to create one new building lot and annex a portion of Lot 10 to Lot 7.

TIME EXTENSIONS

ROCKPORT PLAZA
Preliminary Site Plan #PBR89-11A

Block 7006; Lot 2

Union Valley Road; CC Zone

Stay of preliminary approval period

PATRICIA SCALA
Minor Subdivision #0110-1931
Variance #0130-0495

Block 5003; Lot 8

Rockburn Pass; R-4 Zone

Request for time extension in which to file deeds

MEMORIALIZATIONS

ORDINANCES TO BE FORWARDED TO COUNCIL

ORDINANCE REVISIONS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

2003 BUDGET: Capital improvements.

MINUTES

Approval of minutes of the July 24, 2002, September 5, 2002, September 25, 2002 and October 23, 2002 regular meetings.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

Letters from the Passaic County Planning Board regarding the following applications:

Scott Leonescu – Minor Subdivision – Block 9801; Lots 28 and 29, 843 Union Valley Road. Approval withheld pending receipt of additional information.

Lindsay Plumbing and Heating – Minor Subdivision – Block 7701; Lot 2, 1087 Union Valley Road. Approval withheld pending receipt of additional information.

Joseph Capone – Final Site Plan – Block 15803; Lot 15, 70 Oak Ridge Road. Work completed in accordance with the plans approved by the Board.

Morsetown Acres – Final Subdivision – Block 6002; Lot 2. Granted final approval.

Scott Leonescu – Minor Subdivision – Block 9801; Lot 28, 843 Union Valley Road. Approval withheld pending receipt of additional information.

Valley Ridge – Site Plan – Block 8002; Lot 4, Union Valley Road. Approval continuing to be withheld pending receipt of additional information.

Scott Leonescu – Minor Subdivision – Block 9801; Lot 28, 843 Union Valley Road. Approval continuing to be withheld pending receipt of additional information.

Long House Estates – Preliminary and Final Plat – Block 2102; Lot 1, Block 2103; Lot 1, Block 2105; Lot 1 and Block 2202, Lot 1. Preliminary and Final approval granted.

Scott Leonescu – Minor Subdivision – Block 9801; Lot 28, 843 Union Valley Road. Approval granted.

Copy of letter dated November 18, 2002 from William Drew to Bruce Zaretsky, West Milford Postal Properties, L.L.C., re: status of on-site lighting at West Milford Post Office.

Notice dated November 28, 2002 advising that Mark Lindsay is applying for a Letter of Interpretation for property located at 1087 Union Valley Road, Block 7701; Lot 2

Letter dated November 29, 2002 from Bruce Zaretsky, West Milford Postal Properties, LLC re the lighting plan for the West Milford Post Office.

Letter dated December 3, 2002 from Ballester & Associates advising that Treatment Works Approval is required for a "Subsurface disposal design for property known as Block 905; Lot 2, 4 Wyckoff Lane.

Copy of letter dated December 4, 2002 from DEP regarding a request for a Letter of Interpretation/Line Verification by Kerry Greene for property known as Block 6403; Lot 1.03, Tintle Avenue.

Copy of letter dated December 6, 2002 from William Drew to James Rogers, Passaic County Planning Board, requesting reimbursement for expenses incurred on the Urban Forestry Demonstration Grant Interpretive Trail Network/Re-Forestation Demonstration Project.

Copy of letter dated December 19, 2002 from Michael Tfrank to the Department of Transportation enclosing the amended application for the West Milford Bikeway Plan.

Copy of letter dated December 16, 2002 from Beardslee Engineering Associates to DEP submitting a request for a Letter of Interpretation for Mark Lindsay, Block 7701; Lot 2, 1087 Union Valley Road.

Letter dated December 30, 2002 from Thomas L. Scala, Jr. requesting a time extension for the second phase of Rockport Shopping Park, Block 7006; Lot 2, Union Valley Road.

Copy of letter dated January 2, 2003 from the DEP in response to appeal of Freshwater Wetlands Resource Classification filed by Forest Hill properties for property known as Block 14108; Lots 7 and 8.

Copy of letter dated January 7, 2003 from the Board of Chosen Freeholders of Sussex County to the Governor enclosing a resolution supporting the State of New Jersey's effort to protect critical water supplies within the Highlands Region.

Copy of letter dated January 13, 2003 to John Lehman, Lehman & Getz, P. C. re: West Milford Post Office lighting plan.

Letter dated January 6, 2003 from Michael P. Feltman, Esq. requesting a time extension for the filing of deeds for Patricia Scala, Block 5003; Lot 8, Rockburn Pass.

Notice dated January 15, 2003 that ANJEC is accepting matching grant applications for Smart Growth Planning. Workshops to be held January 29 and February 4.1

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

JANUARY 22, 2003
Regular meeting

Following is a list of previous Staff Reports and Memos sent to the Township Manager/Council:

Memo dated May 25, 2001 to Kenneth Hetrick re: Tree Ordinance Amendments.

Memo dated September 19, 2001 to Kenneth Hetrick Responding to his memo dated September 19, 2001 requesting suggestions or concerns regarding compatibility of Smart Growth consultants' proposal and the grant contract between the State and Township.

Memo from Planner forwarding state vouchers for requesting payment of funds for the Smart Growth grant.

Memo from William Drew to the Smart Growth Committee providing comments requested at the Committee's January 21, 2002 meeting.

Memo to Manager responding to questions concerning the scope of the traffic study to be performed as part of the Smart Growth Grant.

Memo to Manager responding to questions concerning charges from T & M Associates that may not be warranted in light of the Planning Department's work.

Memo from William Drew to Kenneth Hetrick, Township Manager, responding to questions regarding T & M's billing for Smart Growth.

Memo dated September 13, 2002 to the Township Council advising that the Board would provide a full report on the request to review R-1 Zone along Union Valley Road in the Crescent Park area when the ordinance is introduced by Council.

Memo dated November 18, 2002 to Township Clerk recommending Township Council introduce an Ordinance amending Chapter 17, Land Subdivision and Site Plan Review: Checklists, Provision for Minor Site Plan Review.

Memo dated November 27, 2002 to Kenneth Hetrick, Township Manager, advising that the bikeway application for phases one through four with updated engineering cost estimates would be available for the December 4 Council meeting.

Memo dated December 3, 2002 to the Township Council enclosing the updated engineering cost estimates for the bikeway.

Memo dated December 9, 2002 to Kenneth Hetrick regarding a public hearing on the Township Housing Element, COAH Substantive Certification Proposed Plan Amendment Summary.

Memo dated January 10, 2003 to Kenneth Hetrick regarding time extension for Smart Growth Grant.