

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

NOVEMBER 13, 2002
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: 11-30-02
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.

CLIFFWOOD LAKES ESTATES

Preliminary Subdivision #0210-1946A

Bulk Variance #0230-0590

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.

COMPLETE: 10-10-02

DEADLINE: 02-07-03

MEMORIALIZATIONS

WILLIAM PLACE

RESOLUTION NO. 2002 - 35

Minor Subdivision #9810-1911

Variance #9830-0354

Block 4701; Lot 33.03

Morsetown Road; R-3 Zone

Request for time extension

ORDINANCES TO BE FORWARDED TO COUNCIL

Amendments to the West Milford Land Development Ordinance Sections 16-9.5, 17-1.3, 17-7, 17-10 and the inclusion of a new section 17-19 Minor Site Plan.

ORDINANCE REVISIONS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

Letters from the Passaic County 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.

Copy of letter dated November 1, 2002 from William Drew to Department of Environmental Protection advising that the Township Engineering Department was incorrectly identified as applying for a Letter of Interpretation for property known as Block 1101; Lot 4.01 and requesting that the notice be re-sent with the correct applicant identified.

Corrected notice dated November 4, 2002 advising that Betty Ann Cofone & Steve Bartels are applying for a Letter of Interpretation for property known as Block 1101; Lot 4.01.

Notice dated October 31, 2002 advising that the West Milford Senior Housing Corporation is applying for a Letter of Interpretation for property located on Lincoln Avenue, Block 6401; Lot 6.02.

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

NOVEMBER 13, 2002
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.