

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

WORKSHOP MINUTES

November 6, 2003

7:35 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 workshop 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: Paul Donoghue, Ada Erik, Andrew Gargano (Arrived Late), James O'Bryant, Edward Orthouse, Michael Tfrank, Andrew Tynan, Kurt Wagner, *Philip Weisbecker.
Alternates: Leslie Tallaksen, Kathleen Caren.
Planning Director: William Drew, P.P.
Principal Planner: Linda Lutz, P.P.
Planning Board Engineer: *Robert Kirkpatrick, P.E.
GIS Specialist: Robert Sparkes.

*Denotes those members not present.

MASTER PLAN SUBCOMMITTEE

Lakes Committee - Representative invited to present findings and recommendations of the Committee to the Planning Board.

SITE PLAN WAIVER APPLICATIONS

MARCO SILVESTRI

Site Plan Waiver # 0320-0154W

Block 14605; Lot 4.04

2713 Route 23 South; HC Zone

CHRIS CAPLANIS

Site Plan Waiver #0320-0155W

Block 15804; Lot 15

2915 Route 23 South; CC Zone

WHITE MOUNTAIN REALTY
Site Plan Waiver #0320-0156W
Block 6303; Lot 17
1542 Union Valley Road; VC Zone

APPLICATIONS

DOUGLAS J. McMILLIN (RITA'S ITALIAN ICES)
2ND Amended Preliminary and Final Site Plan
#0320-0128AB
Bulk Variance #0330-0637
Block 3503; Lot 23
1939 Union Valley Road; CC Zone
Proposed Free Standing Business Sign

COMPLETE: 10-01-03
DEADLINE: 01-29-04

ORDINANCES REFERRED FROM COUNCIL

Ordinance to establish a new RPLS – Residential and Professional/Limited Services Zone district and rezone properties along Union Valley Road from R-1 residential to RPLS. Recommendation to Council.

MISCELLANEOUS

Eagle Ridge at West Milford: Review of Stream Water Quality Monitoring Plan submitted by applicant pursuant to a condition of approval.

FAR in Lake Residential zones.

PROPOSED ORDINANCES

Office Zone – Draft ordinance. Creation of a transition zone that would permit less intensive business uses than those uses permitted in the Village Commercial Zone. Discussion.

ADJOURNMENT

Meeting adjourned at 10 p.m.

Respectfully submitted,

Grace R. Davis
Secretary