

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

DECEMBER 11, 2002
7:30 p.m.
MAIN MEETING ROOM OF TOWN HALL

Meeting
cancelled –
inclement
weather

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.

CONSULTING PROFESSIONAL SERVICES

Adoption of Resolution 2002-36 retaining the services of Dan Raviv Associates, Inc.

APPLICATIONS

KERRY GREENE

Preliminary Subdivision #0110-1910

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.

COMPLETE: 05-13-02

DEADLINE: 01-22-03

MICHAEL & ROBERT VANDER PLOEG

Amended Preliminary Site Plan #9720-0042A

Final Site Plan #0220-0042F

COMPLETE: 09-27-02

DEADLINE: 01-25-03

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

COMPLETE: 10-10-02

Preliminary Subdivision #0210-1946A

DEADLINE: 02-07-03

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.

MEMORIALIZATIONS

ORDINANCES TO BE FORWARDED TO COUNCIL

ORDINANCE REVISIONS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

Reschedule January work meeting from January 2, 2003 to January 8, 2003

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

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.

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.

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.

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

DECEMBER 11, 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.