

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

FEBRUARY 25, 2004  
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 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: Joseph Di Donato, Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Leslie Tallaksen, Andrew Tynan, Kurt Wagner  
Alternates: Matthew DeFede,  
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.

#### SITE PLAN WAIVER APPLICATIONS

##### JONI GONZALEZ

**Site Plan Waiver #0420-0166W**

Block 3603; Lot 7

2019 F Greenwood Lake Tpke.; LC Zone

#### APPLICATIONS

##### CASTLE ROCK ESTATES, LLC

**Preliminary Subdivision #0310-1958**

**Variance #0430-0651**

Block 9901; Lot 7

870 Union Valley Road; R-1 Zone

Request to subdivide property to create 17 residential building lots.

COMPLETE: 02-13-04

DEADLINE: 06-12-04

**AT&T WIRELESS SERVICES, LLC (DOCKERTY HOLLOW)  
Preliminary & Final Site Plan #0320-0153AB**

COMPLETE: 01-16-04

DEADLINE: 03-01-04

Block 8002; Lot 2

Dockerty Hollow Road; R-2 Zone

Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

**MEMORIALIZATIONS**

**THOMAS L. SCALA, JR.**

**RESOLUTION NO. 2004 - 4**

**Amended Preliminary Subdivision #0310-1749A**

Block 206; Lot 9

Hansen Lane; R-1 Zone

**APPROVED:** Amended preliminary subdivision to create 11 lots, 10 of which are building lots.

**NEW YORK SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS**

**RESOLUTION NO. 2004 - 5**

**Preliminary and Final Site Plan #0320-0135AB**

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

**APPROVED:** Preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

**OMNIPOINT COMMUNICATIONS, INC.**

**RESOLUTION NO. 2004 - 6**

**Preliminary & Final Site Plan #0320-0141**

Block 13602; Lot 7

1894 Route 23; LMI Zone

**APPROVED:** Preliminary and final site plan approval to install additional antennas on an existing monopole.

**DONALD E. EHRMANN**

**RESOLUTION NO. 2004 - 7**

**Minor Subdivision #0210-1945**

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

**GRANTED:** Request for time extension.

**ORDINANCES FOR INTRODUCTION**

Amendments to LR (Lakeside Residential Zone)

Creation of Office Transition Zone

Recommendations to Township Council

**MISCELLANEOUS**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING DIRECTOR'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**MINUTES**

Approval of the minutes of the November 12, 2003 regular meeting, the January 31, 2004 special meeting and the February 5, 2004 regular meeting.

**COMMUNICATIONS**

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

Letter dated January 15, 2004 from the Association of New Jersey Environmental Commissions (ANJEC) advising that they are offering Smart Growth Planning Assistance grants.

Copy of letter from NJDEP notifying Passaic County that General Permits requested for the reconstruction of the Apshawa Dam will be cancelled if additional requested information is not submitted within 30 days.

Notice from ANJEC providing a publication entitled Pathways for the Garden State: A Local Government Guide to Planning Walkable, Bikeable Communities.

**ADJOURNMENT**