

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

FEBRUARY 26, 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 Tfrank.
Board Attorney: Glenn Kienz, Esq.
Planning Director: William Drew, P.P.
Consulting Engineer: Robert Kirkpatrick, P.E.

COAH

Public hearing on amendment to Township Certified Housing Plan property identified as Block 7702, Lot 4 on the Township Tax Map, Union Valley Road.

APPLICATIONS

KERRY GREENE

Public Hearing

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 18 residential building lots.

COMPLETE: 05-13-02

DEADLINE: 03-26-03

LINDSAY PLUMBING AND HEATING
Public Hearing
Minor Subdivision #0210-1948
Bulk Variance #0130-0596

COMPLETE: 01-09-03
DEADLINE: 05-09-03

Block 7701; Lot 2

Union Valley Road; R-1 Zone

Application for subdivision with variance relief requested to subdivide existing lot to create 3 residential lots.

MEMORIALIZATIONS

MICHAEL & ROBERT VANDER PLOEG
RESOLUTION NO. 2003 - 2
Amended Preliminary Site Plan #9720-0042A
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

APPROVED: Amended preliminary site plan and final site plan approval for a self-storage facility.

ROCKPORT PLAZA
RESOLUTION NO. 2003 - 3
Preliminary Site Plan #PBR89-11A

Block 7006; Lot 2

Union Valley Road; CC Zone

Stay of preliminary approval period

GRANTED: Three-year stay of preliminary approval.

PATRICIA SCALA
RESOLUTION NO. 2003 - 4
Minor Subdivision #0110-1931
Variance #0130-0495

Block 5003; Lot 8

Rockburn Pass; R-4 Zone

GRANTED: Six-month time extension in which to file deeds.

GERALDINE MINES
RESOLUTION NO. 2003 - 5
Minor Subdivision #0210-1947
Bulk Variance #0230-0594

Block 10901; Lots 7 and 10

Otterhole and West Brook Roads; R-3 Zone

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

PUBLIC HEARING –

Master Plan Re-examination – Amendment to Land Use Map #12 of the Township of West Milford Master Plan.

ORDINANCES REFERRED FROM COUNCIL

Ordinance amending the Zoning Map of the Township of West Milford R-1 single-family residential one acre minimum lot size to R-4 single-family residential four acre minimum lot size.

Ordinance amending Chapter 17 of the Revised General Ordinances of the Township of West Milford and establishing the procedure for release or partial release of performance guarantees.

Ordinance amending Chapter 17, Land Subdivision and Site Plan Review: Checklists and Provisions for Minor Site Plan Review.

Ordinance amendment with regard to off site improvements.

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

Memo dated January 13, 2002 to Kenneth Hetrick, Township Manager, regarding request to donate properties known as Block 3608; Lot 11, Block 3605; Lot 11.02 and Block 3704; Lot 17 to the Township.

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.

Rita's Italian Ice – Site Plan – Block 3503; Lot 23, 1939 Union Valley Road. Revised plans requested.

Verizon Wireless (Apshawa Volunteer Fire Company) – Site Plan – Block 12501; Lot 26, 666 Macopin Road. Plan approved.

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.

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 formerly 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.

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, 2003.

Notice dated January 10, 2003 advising that Alessi Moving, Inc. is applying for a Letter of Interpretation for property located on Route 23 North, Block 16605; Lot 22.

Notice dated January 6, 2003 advising that Vincent Commoreto is applying for a Letter of Interpretation for property located at 50 Papscoe Road, Block 2416; Lot 22.

Letter dated January 21, 2003 from McKittrick Engineering Associates, Inc. advising that Eugene Prais is applying for a Letter of Interpretation for property located on Dockerty Hollow Road, Block 8401; Lots 22 and 23.

Letter dated January 23, 2003 from McKittrick Engineering Associates, Inc. advising that Scott Leonescu is applying for a Treatment Works Approval permit to construct a non-conforming septic system at property known as Block 2705; Lot 6.

Letter dated January 30, 2003 from Alan D. Goldstein, Esq. requesting a one-year time extension for the preliminary subdivision approval granted Fieldstone Estates, Block 13001; Lot 2.01.

Letter dated February 13, 2003 from George Spence requesting the Board accept his resignation.

ADJOURNMENT

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**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

FEBRUARY 26, 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.

**Township of West Milford
Planning Board
1480 Union Valley Road
West Milford, New Jersey**

Notice of Public Hearing

PLEASE TAKE NOTICE that the Planning Board of the Township of West Milford with offices located at the West Milford Municipal Building, 1480 Union Valley Road, West Milford, New Jersey 07480-1303 will conduct a public hearing in order to consider adopting an Amendment to the Township Housing Element certified by COAH as follows:

Amendment to the Township Housing Element certified by COAH October 6, 1999 for the purpose of removing property located along Union Valley Road in the R1/PN zone district and known and designated as Tax Block 7702; Lot 4 on the Tax and Assessment Map of the Township of West Milford, Passaic County, New Jersey from the inclusionary provisions of the plan. Furthermore, group homes that were established in the Township subsequent to the COAH certification are proposed to be included in the Housing Element as follows:

22 Vine Street, Block 5604; Lot 1
240 Germantown Road, Block 13812; Lot 13
240 Long House Road, Block 2202; Lot 5.01

All as shown on the Tax and Assessment Map of the Township of West Milford.

The initial public hearing has been set before the Planning Board for Wednesday, February 26, 2003 at 7:30 p.m. at the West Milford Township Municipal Building, 1480 Union Valley Road, West Milford Township, New Jersey 07480-1303. Any person affected by or interested in this matter will have the opportunity to present any objections or comments to the Planning Board. All documents relating to this application may be inspected by the public Monday through Friday during normal business hours in the office of the Planning Department, 1480 Union Valley Road, West Milford, New Jersey.

Township of West Milford Planning Board

Grace R. Davis, Secretary
Township of West Milford Planning Board