

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**MARCH 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, 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**

##### **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. Continued public hearing to address the conceptual conventional sketch plan regarding the appropriate number of lots, which may then be reduced in size, and to continue testimony on the cluster plan.

COMPLETE: 10-10-02

DEADLINE: 02-07-03

EXTENDED TO: 03-26-03

##### **YOUR HOME TEAM, L.L.C.**

##### **Preliminary Subdivision #0210-1949A**

Block 9801; Lots 28.01; 28.02 and 28.03

Union Valley Road; R-1 Zone

Public hearing on application to subdivide existing lots to create 10 residential building lots.

COMPLETE: 02-14-03

DEADLINE: 03-31-03

## **MEMORIALIZATIONS**

### **LINDSAY PLUMBING AND HEATING**

#### **RESOLUTION NO. 2003 - 6**

#### **Minor Subdivision #0210-1948**

#### **Bulk Variance #0130-0596**

Block 7701; Lot 2

Union Valley Road; R-1 Zone

**APPROVED:** Subdivision with variance relief to subdivide existing lot to create 3 residential lots.

### **FIELDSTONE ESTATES**

#### **RESOLUTION NO. 2003 - 7**

#### **Amended Preliminary Subdivision #9810-1739**

Block 13001; Lots 1 and 2

High Crest Drive; R-2 and R-4 Zones

Request for time extension

## **ORDINANCES REFERRED FROM COUNCIL**

Ordinance amending the Zoning Map of the Township of West Milford for properties identified on the Township Tax Map as follows:

From R-1/PN Zone to R-4 Zone: Block 9901; Lots 8 - 13, 14.01, 14.02, 14.03, 15 - 19.

From R-2 Zone to R-4 Zone: Block 9901; Lots 20, 21, 23.

From SHD/R-2 Zone to R-2 Zone: Block 8509; part of Lot 1 and Lots 2 - 23, 24.01, 24.02 and 25 - 39, Block 8501; Lots 20 - 28, Block 8502; Lot 1, Block 8503; Lot 1, Block 8504; Lot 1, Block 8505; Lots 1 - 18, Block 8506; Lots 1 - 12, Block 8507; Lot 1, Block 8508; Lots 1 - 3, Block 8510; Lots 1 - 9, Block 9901; Lots 23 and 27.

From SHD/R-2 Zone to R-2 Zone: Block 9901; Lot 26.

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 for properties identified on the Township Tax Map as follows:

From R-1 Zone to R-4 Zone: Block 7701; Lots 1 - 7, Lots 9 - 11, and Lots 18, 19, Block 9801; Lots 1, 2, 4, 28, 29, Block 9901; Lots 2 - 7.

## **PLANNING DIRECTOR'S REPORT**

Master Plan Re-Examination

## **PLANNING BOARD ATTORNEY'S REPORT**

## **MISCELLANEOUS**

### **STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL**

Memo dated March 5, 2003 from William Drew to Kenneth Hetrick regarding the 2002 reimbursement of escrow charges for staff reviews, etc.

Memo dated March 10, 2003 to Kenneth Hetrick from William Drew advising of the public hearing held on February 26, 2003 with regard to amending the Township housing element.

## **COMMUNICATIONS**

Letter dated February 14, 2003 from the Passaic County Planning Board Chairwoman, Lauren VandeVaarst, advising all municipal boards of their responsibilities under the Municipal Land Use Law and the County Enabling Act.

Copy of letter dated January 29, 2003 from the Department of Environmental Protection advising that the Letter of Interpretation Line Verification requested by K. Hovnanian at West Milford, LLC for property known as Block 5405; Lot 8 and Block 5301; Lot 20 has been reissued.

Copy of letter received February 18, 2003 from the Department of Environmental Protection denying the request of Valley Ridge Development Corp. for a Freshwater Wetlands General Permit No. 10B for property known as Block 8002; Lot 4, Union Valley Road.

Letter dated February 18, 2003 from Senator Robert J. Martin and Assemblymen Alex DeCroce and Joe Pennacchio thanking the Board for forwarding a resolution opposing A-2699 and S-1734, which authorized the expansion of certain nonconforming uses under the MLUL.

## **ADJOURNMENT**

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

Addendum to Agenda

**MARCH 26, 2003**  
Regular meeting

**COMMUNICATIONS**

Letter signed by Bradley M. Campbell, Commissioner, Department of Environmental Protection, Susan Bass Levin, Commissioner, Department of Community Affairs, J. Christian Bollwage, President, League of Municipalities, Timothy J. Touhey, Chairman, State Planning Commission to Mayor Moshman dated March 4, 2003 informing of the progress between the League of Municipalities and the Governor's administration regarding initiatives to stop the overdevelopment and congestion that are compromising New Jersey's quality of life. This letter explains the intention of the BIG Map and advises that the DEP and Office of Smart Growth will be available to confer informally with concerned municipal and planning officials prior to the formal proposal of the map and regulatory reforms. Copies of letter provided to Planning Board.

Correspondence from the Sussex County Board of Chosen Freeholders to Congressman Rodney P. Frelinghuysen providing comments for his consideration regarding the proposed 2003 Highlands Stewardship Act. Copies of letter provided to Planning Board.

Copy of The Highlands Coalition High Ground, Winter 2002-2003 edition.

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

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

Village on Ridge – Final Plat – Block 5201; Lots 16, 19 and 20, Ridge Road. Approval withheld pending receipt of additional information.

Notice dated March 10, 2003 advising that Sylvia Lippe has applied for a Letter of Interpretation for property known as Block 16605; Lot 10, Newland Drive.

Letter dated March 25, 2003 from Vincent Lanza requesting a six-month time extension for filing deeds for a minor subdivision granted for Block 3508; Lot 3.

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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 Ordinances 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.

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.