

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

SPECIAL MEETING AGENDA

MAY 14, 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 special 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, Ada Erik, Robert Moshman, James O'Bryant, Edward Orthouse, Robert Szuszkowski, Andrew Tynan, Kurt Wagner.
Alternates: Leslie Tallaksen, Kathleen Caren.
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

KERRY GREENE

COMPLETE: 05-13-02

Public Hearing

DEADLINE: 05-14-03

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.

ALICE ZAMPELLA

COMPLETE: 03-09-03

Preliminary Subdivision #0110-1939

DEADLINE: 05-28-03

Block 14601; Lots 5 and 6

Union Valley Road; R-3 Zone

Application for subdivision to subdivide two existing lots to create four residential building lots.

DONALD E. EHRMANN

COMPLETE: 04-07-03

Minor Subdivision #0210-1945

DEADLINE: 05-22-03

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

Application to subdivide a lot and annex half to each of two existing lots.

ORDINANCES REFERRED FROM COUNCIL

Ordinance to amend chapters 16 and 17 of the Township Land Development Ordinance to establish minor site plan requirements – Introduced by Council April 16, 2003 and referred to the Planning Board for recommendation.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

Resolution No. #2002 – 22 Amendment to contract for services with Keller & Kirkpatrick to include Robert Kirkpatrick, P.E.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated May 2, 2003 from Planning Board Chairman to Township Manager and Council regarding amendment to the Township Certified Housing Plan.

Memo dated April 17, 2003 from William Drew to the Township Council re amendment to the West Milford Township Certified Housing Plan.

COMMUNICATIONS

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

Lindsay Plumbing & Heating – Minor Subdivision – Block 7701; Lot 2, 1087 Union Valley Road. Approval withheld pending receipt of additional information.

Alice Zampella – Preliminary Subdivision – Block 14601; Lots 5 and 6, Union Valley Road. Approval withheld pending receipt of additional information.

Your Home Team – Preliminary Subdivision – Block 9801 Lots 28.01, 28.02 and 28.03, 843 Union Valley Road. Not objecting to the revised road location but withholding approval upon receipt of additional information.

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4, Union Valley Road. Continuing to withhold approval pending receipt of revised and additional information.

Letter dated April 2003 from the Awosting Association advising that they are applying for a Freshwater Wetlands General Permit for property known as Blocks 4101, 4102, 4103, 4002, 4003 and 4004, all lots.

Letter dated March 24, 2003 from EcolSciences, Inc. advising that Alice C. Zampella is applying for a Transition Area Waiver/Averaging Plan for property known as Block 14601; Lots 5 and 6, Union Valley Road.

Letter dated April 1, 2003 from LAN Associates advising that Tom Scala is applying for a Letter of Interpretation-Presence or Absence for property known as Block 206; Lot 9.

Copy of Spring 2003 issue of *High Ground*, the Highlands Coalition News from ANJEC.

Letter dated May 1, 2003 from Orange & Rockland requesting notification of any construction activity.

Copy of letter dated April 16, 2003 from Michael Tfank to Elease Evans, Board of Chosen Freeholders, Passaic County re: NJDEP Presentation of BIG Map.

Letter dated April 9, 2003 from Richard Randazzo and Linda Connolly regarding February 26, 2003 Planning Board meeting on Keery Greene Preliminary Subdivision.

Notification dated April 14, 2003 of an application for Treatment Works Approval being filed with NJDEP regarding Eagle Ridge application.

ADJOURNMENT