

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

MAY 28, 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, Ada Erik, Robert Moshman, James O'Bryant, Edward Orthouse, Robert Szuszkowski, Andrew Tynan, Kurt Wagner.
Alternates: Leslie Tallaksen, Kathleen Caren.
Chairman: Michael Tfrank.
Board Attorney: Glenn Kienz, Esq.
Planning Director: William Drew, P.P.
Consulting Engineer: Robert Kirkpatrick, P.E.

PUBLIC PORTION

Half-hour reserved.

APPLICATIONS

LINDSAY PLUMBING AND HEATING

Minor Subdivision #0210-1948

Bulk Variance #0130-0596

Block 7701; Lot 2

Union Valley Road; R-1 Zone

Request to amend a condition of Resolution 2003 - 6.

CHARLES ALESSANDRINI

Public Hearing

Preliminary & Final Site Plan 0320-0136AB

Block 16605; Lot 22

3050 Route 23; HC

Construction of 19,833 sq. ft. business/warehouse buildings.

COMPLETE: 05-05-03

DEADLINE: 06-19-03

MICHAEL & CHRISTINE VANDER PLOEG

Minor Subdivision #0310-1955

Bulk Variance #0330-0628

Block 16006; Lot 1

Grove Street; R-4 Zone

Harrison and Paul Streets

Waiver request – Applicant and their engineer to present reasons for request.

MEMORIALIZATIONS

DONALD E. EHRMAN

Minor Subdivision #0210-1945

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

Resolution 2003-11 to dismiss without prejudice.

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

Noticed Public hearing to amend Township Master Plan Housing Element for inclusion of community residences for developmentally disabled.

Noticed Public hearing to amend the Certified Fair Share Housing Plan as requested by the Township Council to delete property identified as Block 7702; Lot 4 known as Stanford Village, located along the west side of Union Valley Road, south of Stowaway.

Noticed Public hearing to amend the Township Master Plan Land Use Element to include an office zone.

Master Plan Re-Examination Report – Adoption by Planning Board Resolution 2003-12

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

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

Site Plan, Eagle Ridge at West Milford; Block 5301; Lot 20 and Block 5405; Lot 8; Cahill Cross Road, West Milford - dated May 13, 2003 - Approval for this plan has been withheld pending receipt of additional information.

Preliminary and Final Plat, Eagle Ridge at West Milford; Block 5301; Lot 20 and Block 5405; Lot 8; Cahill Cross Road, West Milford dated May 13, 2003 - Approval for this plan has been withheld pending receipt of additional information.

Report dated May 7, 2003 from Charles Silverstein, P.E., County Traffic Engineer to Passaic County regarding Eagle Ridge at West Milford providing comments.

Letter from Gerald Gardner & Associates dated May 7, 2003 re Treatment Works Approval Permit Application (TWA); 11 Forest Lake Drive, Block 4303; Lot 1 Hewitt, NJ-Cusenza

Memo dated May 12, 2003 from Kevin Byrnes re Land Use Regulation Program Application #1; Statewide General Permit No. 6, Statewide General Permit No. 10, Transition Area Waiver, Kerry Greene, Block 10001; Lots 14, 19, 20 & 23

ADJOURNMENT