

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JUNE 25, 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 Tfank.
Board Attorney: Glenn Kienz, Esq.
Planning Director: William Drew, P.P.
Consulting Engineer: Robert Kirkpatrick, P.E.

PUBLIC PORTION

Half-hour reserved.

AMENDMENT TO THE SUBSTANTIVE CERTIFICATION OF THE TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN

Continued 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.

APPLICATIONS

CHARLES ALESSANDRINI

Public Hearing

Preliminary & Final Site Plan 0320-0136AB

Bulk Variance #0330-0634

Block 16605; Lot 22

3050 Route 23; HC Zone

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

COMPLETE: 05-05-03

DEADLINE: 10-11-03

DONALD E. EHRMANN COMPLETE: 06-03-03
Minor Subdivision #0210-1945 DEADLINE: 07-18-03
Block 8101; Lot 25.01, 25.02 and 26
Cahill Cross Road; R-1 Zone
Re-activation of application to subdivide a lot and annex half to each of two existing lots.

KERRY GREENE COMPLETE: 05-13-02
Public Hearing DEADLINE: 06-30-03
Preliminary Subdivision #0110-1910
Bulk Variance # 0130-0501
De Minimis Exception to request reduction of right-of-way width
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 17 residential building lots.

JACK LEVKOVITZ (VILLAGE ON RIDGE) COMPLETE: 06-09-03
Public Hearing DEADLINE: 10-07-03
Final Subdivision #0310-1744B
Bulk Variance #0330-0633
Block 5303; Lot 1
5201; 16, 19, 20
Ridge Road; R-3 Zone

DOUGLAS J. McMILLIN (Rita's Italian Ices)
Preliminary and Final Site Plan #0220-0128AB
Block 3503; Lot 23
1939 Union Valley Road; CC Zone
Amendments to approved site plan.

MEMORIALIZATIONS

ALICE ZAMPELLA
RESOLUTION NO. 2003 - 13
Preliminary Subdivision #0110-1939
Block 14601; Lots 5 and 6
Union Valley Road; R-3 Zone
APPROVED: Request to subdivide two existing lots to create four residential building lots.

MISCELLANEOUS

Proposed amendments to the Passaic County Site Plan and Subdivision Regulations – Report from the Township Planning Department to the Board.

Re-organization Meeting – Reschedule from July 3, 2003 to July 9, 2003 at 7:30 p.m.

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the February 6, 2003 regular meeting, March 24, 2003 special meeting and April 9, 2003 special meeting.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated May 30, 2003 from Kenneth Hetrick, Township Manager, to William Drew regarding submittal of Smart Growth reports by T&M.

Copy of memo dated June 2, 2003 from William Drew to Kenneth Hetrick, Township Manager, responding to his memo of May 28, 2003 regarding the Redevelopment Land Contract.

Copy of memo dated June 5, 2003 from William Drew to Kenneth Hetrick, Township Manager advising that the information to be submitted to the Planning Department by T&M, the consultant for the Smart Growth grant, was not in the requested format.

COMMUNICATIONS

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

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

Vincent Lanza – Minor Subdivision – Block 3508; Lot 2, Lakeside Road. Approval withheld pending receipt of revised plans.

Village on Ridge – Final Subdivision – Block 5201; Lots 16, 19 and 20, Block 5303; Lot 1, Ridge Road. Approval withheld pending receipt of additional information.

Eagle Ridge at West Milford – Site Plan – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Approval withheld pending receipt of additional information.

Vincent Lanza – Minor Subdivision – Block 3508; Lot 3, Lakeside Road. Application approved.

Letter dated May 28, 2003 from Ballester & Associates, Inc. advising that they have applied for Treatment Works Approval for property known as Block 905; Lot 2, Wyckoff Road.

Letter dated May 19, 2003 from Medina consultants, P.C. advising that County of Passaic has applied to the DEP for a General Permit for the reconstruction of the Apsawa Dams, Block 13501; Lot 5.

Notice dated May 30, 2003 advising that D. T. Allen Contracting Co., Inc. is applying for a Letter of Interpretation for property known as Block 8001; Lot 1, Macopin and Ridge Roads.

Notice dated June 4, 2003 from Northeast Environmental Management Systems advising that Cefes Financial Inc. is applying for a Letter of Interpretation and Transition Area Waiver for property known as Block 16504; Lot 4, Bonter Road.

Copy of letter dated June 3, 2004 from the New Jersey State League of Municipalities to the Mayor advising of the State Planning Commission's proposed process and calendar for the upcoming cross acceptance and plan endorsement process.

Notice dated June 12, 2003 from ANJEC advising of The People's Summit for Regional Equity conference scheduled for June 27, 2003 at Rutgers, which will focus on the economic and social impacts of sprawl in New Jersey.

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

JUNE 25, 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.

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.

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.