

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JULY 28, 2004

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 Aims Newspapers. 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:	Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Leslie Tallaksen, Kurt Wagner
Alternates:	Matthew DeFede, Clinton Smith
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.

ZONE CHANGE APPLICATIONS

ZANADO ENTERPRISES

Zone Change #0450-0176

Block 6803; Lots 4 and 11

Warwick Turnpike and Union Valley Roads; CC Zone

Request to change existing CC Zone to R-2

Board recommendation to Township Council

APPLICATIONS

X-TRA SPACE CENTER

Preliminary & Final Site Plan #0220-0127

Bulk Variance #0230-0589

Block 6902; Lot 17

54 White Road; CC Zone

Request for time extension.

MICHAEL & JOSEPH COSTELLO, BRADLEY MALAVOLTA COMPLETE: 06-13-04
Minor Subdivision #0310-1956 DEADLINE: 07-28-04
Block 6403; Lot 1.02
Lincoln & Tintle Avenues; R-1 Zone
Create 3 building lots.

THOMAS A. CELANO COMPLETE: 06-16-04
Minor Subdivision #0410-1960 DEADLINE: 10-14-04
Variance #0430-0669
Block 5309; Lot 1
Cahill Cross Road; R-2 Zone
Create two building lots.

CARL BIERWAS COMPLETE: 06-22-04
Minor Subdivision #0410-1964 DEADLINE: 10-20-04
Bulk Variance #0430-0665
Block 8201; Lot 2
1945 Macopin Road, R-1 Zone
Create one building lot.

EUGENE PRAIS COMPLETE: 07-01-04
Preliminary Subdivision #0410-1961 DEADLINE: 10-29-04
Variance #0430-0654
***De Minimis* Exception**
Block 8401; Lots 22 and 23
114 Dockerty Hollow Road; R-2 Zone
Create one building lot.

MEMORIALIZATIONS

BRAEMAR AT HIGH CREST, L.L.C.
(FIELDSTONE ESTATES)
Resolution No. 2004 - 17
Amended Preliminary Subdivision 0410-1739A
Final Subdivision #0410-1739D (Section III)
Variance #0430-0649
Block 13003; Lot 1
Block 13002; Lot 1 (final subdivision only)
Hearthstone Drive, R-2 Zone
APPROVED: Amended preliminary subdivision with variance relief and final subdivision for
the creation of 8 single-family building lots.

ALICE ZAMPELLA
Resolution No. 2004 - 18
Final Subdivision #0410-1939B

Block 14601; Lots 5 and 6
Union Valley Road; R-3 Zone

APPROVED: Final subdivision to create 4 residential building lots.

OMNIPOINT COMMUNICATIONS, INC.

Resolution No. 2004 - 19

Preliminary & Final Site Plan #0420-0169AB

Block 9901; Lot 39

17 Wooley Road; R-4 Zone

APPROVED: Preliminary and final site plan to collocate 12 antennas at the 105-foot level on an existing, 125-foot-high monopole.

LAKELAND BANK

Resolution No. 2004 - 20

Minor Site Plan #0320-0159

Variance #0330-0643

Block 14605; Lot 3

One Lakeland Plaza; HC Zone

APPROVED: Minor site plan with variance relief for the construction of a one-story accessory structure to be used as an ATM building.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the June 3, 2004 work meeting and the June 23, 2004 regular meeting.

COMMUNICATIONS

County Planning Board reports to the Planning Board regarding the following applications:

Clinton Ridge Estates (CFA Custom Homes), Preliminary Plat, Block 17302; Lot 2, Clinton Road. Approval withheld pending receipt of additional information.

Bald Eagle Commons, Site Plan, Block 5308, Lot 3, Cahill Cross Road. Approval withheld pending receipt of additional information.

Mark Lindsay Plumbing & Heating, Site Plan, Block 6404; Lot 1.02, Greenwood Lake Turnpike. Approval withheld pending receipt of additional information.

Notice received July 7, 2004 advising that the Morris County Planning Board will be holding a Public Outreach Meeting for Cross Acceptance on Thursday, July 15, 2004.

Letter dated June 24, 2004 from LAN Associates advising that Shiloh Bible Camp is applying for a Letter of Interpretation for property located at 753 Burnt Meadow Road, Block 6002; Lot 47.

Letter dated July 9, 2004 from EcolSciences, Inc. advising that Trammell Crow Residential is applying for an Extension of a Letter of Interpretation for property located on Union Valley and Dockerty Hollow Roads, Block 8002; Lot 4 (Valley Ridge Gardens).

Copy of letter dated July 8, 2004 from Kevin Byrnes, Acting Administrator, to Jefferson Township Chief of Police regarding the closing of the Davenport/Cross Road Bridge.

Notice dated June 4, 2004 advising that Robert Mazzeotti is applying for a Letter of Interpretation for property located on Club House Trail, Block 504; Lot 1.

Letter dated June 23, 2004 from the DEP advising that authorization has been granted Scott Richardson for a General Permit No. 25 and Waiver of Transition Area for Access for property located at 22 Tintle Avenue, Block 3704; Lot 18.01.

Letter dated June 28, 2004 from the DEP advising that authorization has been granted Edmund Heimers for a General Permit No. 25 and Waiver of Transition Area for Access for property located at 19 Keel Road, Block 7508; Lot 26.

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

JULY 28, 2004
Regular Meeting

MEMORIALIZATIONS

RESOLUTION NO. 2004 – 16

COMMUNICATIONS

County Planning Board reports to the Planning Board regarding the following applications:

Inserra/West Milford LLC, Minor Subdivision, Block 6303; Lots 13 and 15, 45 Marshal Hill Road. Approval withheld pending receipt of additional information.

Letter dated July 20, 2004 from EcolSciences, Inc. advising that Westview, Inc. is applying for a Letter of Interpretation: Line Verification for property located on Morsetown Road, Block 5002; Lot 5.