

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

OCTOBER 27, 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 Aim Newspapers and the Record. 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.

SITE PLAN WAIVER APPLICATIONS

YONG SOON CHOI

Site Plan Waiver #0420-0196W

Block 14605; Lot 2

Route 23, HC Zone

PAUL SCHREIBER (BAGEL TOWN CAFE & DELI)

Site Plan Waiver #0420-0195W

Block 7006; Lot 2

1618 Union Valley Road; CC Zone

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-4
Applicant to present additional information and Board to consider recommendation to
Township Council

APPLICATIONS

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

THOMAS & CHRISTINE SCHNEIDER COMPLETE: 08-04-04
Minor Subdivision #0410-1962 DEADLINE: 12-02-04
Variance #0430-0676
Block 2303; Lots 8 and 10
23 & 29 Gladstone Road; LR Zone
Lot line adjustment to eliminate a driveway encroachment.

THOMAS L. SCALA, JR. COMPLETE: 10-22-04
Laurel Hollow – Section II DEADLINE: 12-06-04
Final Subdivision #0410-1925C
Block 5006; Lots 10
Laurel Hollow; R-4 Zone

MEMORIALIZATIONS

VERIZON NEW JERSEY, INC.
Resolution No. 2004 - 25
Minor Site Plan #0420-0182
Variance #0430-0675
Block 16003; Lots 3 and 4
45 Paradise Road; R-4 Zone
Construction of an emergency generator enclosure and transformer pad.
APPROVED: Minor site plan with variances.

BALD EAGLE COMMONS
Resolution No. 2004 - 26
Minor Subdivision #0410-1966
Block 5308; Lots 2 and 3
Cahill Cross Road; SCC Zone
Reconfigure lot lines for commercial development.
APPROVED: Minor subdivision.

BALD EAGLE COMMONS

Resolution No. 2004 - 27

Amended Preliminary #0420-8815

Final Site Plan #0420-8815 (Phase III A)

Block 5308; Lot 3

Cahill Cross Road; SCC Zone

Construction of a single-story commercial building.

APPROVED: Amended preliminary site plan and final site plan for Phase III A.

EUGENE PRAIS

Resolution No. 2004 - 28

Variance #0430-0654

Block 8401; Lots 22 and 23

114 Dockerty Hollow Road; R-2 Zone

Create one building lot.

APPROVED: Bulk variances.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

OT Zone: Proposed zone changes. Ordinance introduced and referred for recommendation.

<u>Block/Lot</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>
7902/1	RPLS	R-1
7902/2	RPLS	R-1
7902/3	RPLS	R-1
7902/4	RPLS	R-1
7902/5	RPLS	Office Transition
7902/6	RPLS	Office Transition
7902/7	RPLS	Office Transition
7903/1	RPLS	Office Transition
7903/4	R-1	Office Transition
7903/5	VC	Office Transition

MISCELLANEOUS

Awosting Inn: Recommendation from Historic Preservation Commission for designation of property known as Block 4106; Lot 1, 99 Long Pond Road.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the September 22, 2004 regular meeting.

COMMUNICATIONS

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

Alice Zampella, Final Plat, Block 14601; Lots 5 and 6, Union Valley Road. Final approval granted.

AT&T Wireless (Eastern Propane), Site Plan, Block 16307; Lot 21, 364 Oak Ridge Road. Approval withheld pending receipt of additional information.

AT&T Wireless (Macopin Fire Company), Site Plan, Block 9301; Lots 5 and 6, 1362 Macopin Road. Approved.

Carl Bierwas, Minor Subdivision, Block 8201; Lot 2, 1945 Macopin Road. Approval withheld pending receipt of a Highlands Preservation Area Applicability Determination from the DEP.

Douglas Doyle and Scott Walker, Preliminary Subdivision, Block 101; Lots 21 and 22, Clinton Road. Approval withheld pending receipt of additional information and receipt of Highlands Preservation Area Applicability Determination from the DEP.

Battinelli Farm and Garden Center, Site Plan, Block 3907; Lots 1.01 and 1.02, Greenwood Lake Turnpike. Approval withheld pending receipt of additional information.

Fieldstone Estates, Final Plat, Block 13001; Lots 1 and 2, Macopin Road. Final approval granted.

Letter dated September 28, 2004 from Careaga Engineering, Inc. advising that AdvoServe of New Jersey has submitted a TWA Application for the replacement of septic systems on property located at 240 Longhouse Road; Block 2202; Lot 5.01.

Notice dated September 29, 2004 advising that Phil Luogameno is applying for a General Permit for the installation of a disposal field on property located at 18 Crescent Road; Block 12305; Lot 13.

Letter from the DEP dated September 13, 2004 in response to request of Castle Rock Estates for a Letter of Interpretation for property located on Union Valley Road, Block 9901; Lot 7.

Notice from ANJEC of 31st Annual Environmental Congress – Beyond Home Rule: Protecting the Environment Through Regional Planning to be held Friday, October 15, 2004 at Mercer County Community College.

Copy of letter dated September 23, 2004 from Gail Van Hook, Secretary, Historic Preservation Commission to the Awosting Association regarding Commission's recommendation of the Awosting Inn as an historic landmark.

Notice dated October 18, 2004 from Ballester & Associates, Inc. advising that Joseph Bubba is applying for a General Permit for property located at 8 Pinecrest Trail, Block 8509; Lot 15 for the installation of a sub-surface sanitary disposal system.

Letter dated September 8, 2004 from ARCH² advising that they are preparing an archaeological assessment for a project involving the construction of a new 60' AT&T Wireless Services, Inc. monopole to be located at 364 Oak Ridge Road.

Letter dated September 8, 2004 from ARCH² advising that they are preparing an archaeological assessment for a project involving the construction of a new 90' AT&T Wireless Services, Inc. tree monopole to be located at 333 Warwick Turnpike.

Letter dated October 15, 2004 from McKittrick Engineering Associates, Inc. advising that the owner of Block 12101; Lot 1 is applying for a General Permit #25 to conduct certain limited activities in freshwater wetlands or State open waters.

ADJOURNMENT

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

Addendum to Agenda

OCTOBER 27, 2004
Regular Meeting

COMMUNICATIONS

Letter dated October 20, 2004 from EcolSciences, Inc. advising that the application for a Letter of Interpretation for Michael and Sherri Zupp for property located on Martha Street, Block 12110; Lot 6 has been resubmitted.

Letter dated October 21, 2004 from Suburban Trends enclosing an affidavit attesting to the circulation of the newspaper for the period October 1, 2003 to September 30, 2004.

Letter dated October 26, 2004 from the Herald News enclosing an affidavit attesting to the circulation of the newspaper for the period October 1, 2003 to September 30, 2004.

Letter dated October 26, 2004 from The Record enclosing an affidavit attesting to the circulation of the newspaper for the period October 1, 2003 to September 30, 2004.