

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

NOVEMBER 12, 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 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: Paul Donoghue, Ada Erik, Andrew Gargano, James O'Bryant, Edward Orthouse, Andrew Tynan, Kurt Wagner, Philip Weisbecker.  
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.

#### SITE PLAN WAIVER APPLICATIONS

##### THE GRACE FELLOWSHIP CHURCH OF WEST MILFORD

##### Site Plan Waiver #0320-0157W

Block 9801; Lot 1

37 Stephens Road; R-4 Zone

#### APPLICATIONS

##### MICHAEL & CHRISTINE VANDER PLOEG

##### Minor Subdivision #0310-1955

##### Bulk Variance #0330-0628

Block 16006; Lot 1

Grove Street; CC & R-4 Zones

Application for subdivision with variance relief to create 1 residential building lot.

COMPLETE: 08-18-03

DEADLINE: 12-16-03

**DOUGLAS J. McMILLIN (RITA'S ITALIAN ICES)**  
**2<sup>ND</sup> AMENDED Preliminary and Final Site Plan**  
**#0320-0128AB**

COMPLETE: 10-01-03  
DEADLINE: 01-29-04

**Bulk Variance #0330-0637**

Block 3503; Lot 23

1939 Union Valley Road; CC Zone

Application to erect a free standing sign with a front yard setback variance request.

**THOMAS SCALA (LAUREL HOLLOW)**

**Preliminary Subdivision #0010-1925**

Block 5001; Lots 19, 20, 21

5006 10 and 11+-

Rockburn Pass; R-4 Zone

Request for time extension.

**MEMORIALIZATIONS**

**MARK LINDSAY**

**Resolution No. 2003 - 28**

**Preliminary and Final Site Plan #0220-0130**

Block 6404; Lot 1.02

Greenwood Lake Turnpike; CC Zone

Construct new office/storage building for plumbing business.

**APPROVED:** Preliminary and final site plan approval to construct a new office/storage building for plumbing business.

**LINDSAY PLUMBING AND HEATING**

**Resolution No. 2003 - 29**

**Minor Subdivision #0210-1948**

**Bulk Variance #0130-0596**

Block 7701; Lot 2

Union Valley Road; R-1 Zone

Request for time extension for filing of deeds.

**APPROVED:** 190 day time extension for filing of deeds.

**MISCELLANEOUS**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING DIRECTOR'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL**

## **COMMUNICATIONS**

Notice dated October 19, 2003 advising that Steven Olson is applying for a Letter of Interpretation for property located on Union Valley Road, Block 9901; Lots 10, 11 and 12.

Notice dated October 2003 advising that Thomas Scala is applying for a Statewide General Permit No. 10A, Transition Area Averaging Plan Waiver, and Special Activity Waivers for property located off of Clinton Road, Block 206; Lot 9.

Letter dated October 29, 2003 from Gerald Gardner Associates Inc. advising that Gary Wasyluk is applying for Treatment Works Approval for property known as Block 470; Lot 13.

Letter dated July 25, 2003, received October 31, 2003, from Ballester & Associates, Inc. advising that the owners of property at 99 Pinecliff Lake Drive, Block 7606; Lot 1 are applying for Treatment Works Approval for a subsurface disposal design.

Notice dated October 30, 2003 advising that Matthew & Heather War are applying for a General Permit for property located at 28 Old Hoop Pole Road, Block 16704; Lot 4.

Notice dated November 4, 2003 advising that Angelo Cantillo is applying for a General Permit for property located at 146 Banker Road, Block 1201; Lot 1.

Letter dated October 22, 2003 advising that County of Passaic, Office of County Engineer, is applying for a Stream Encroachment Permit for the replacement of Clinton Road Structure No. 1600-177 over Mossman's Brook.

Letter from Scott Leonescu, Your Home Team, advising he is withdrawing his request for an amendment to the condition of preliminary subdivision approval at this time.

Letter from Passaic County Planning Board approving Village on Ridge Section I final subdivision, Block 5201; Lots 16, 19, 20 and Block 5303; Lot 1.

Letter from Passaic County Planning Board regarding the preliminary subdivision for Alice Zampella advising of conditions yet to be met by the applicant. (Block 14601; Lots 5 and 6.)

## **ADJOURNMENT**