

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

SEPTEMBER 8, 2005
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 Herald News and Suburban Trends 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, Clinton Smith, Leslie Tallaksen, Kurt Wagner
Alternates: Steven Castronova, Richard Altieri
Chairman: Michael Tfank
Board Attorney: Glenn Kienz, Esq.
Planning Director: William Drew, P.P.
Consulting Engineer: Robert Kirkpatrick, P.E.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

Lakeland Bank/Hewitt
Site Plan Waiver # 0420-0188W
Block 3504; Lots 1, 4
1943 Union Valley Road; CC Zone

APPLICATIONS

ROBERT SCHMIDT
Minor Subdivision #0410-1965
Bulk Variance #0430-0667
Block 2001; Lot 12
11-13 Paterson Road; LR Zone
Request for time extension.

MEMORIALIZATIONS

**THOMAS & CHRISTINE SCHNEIDER
(MICHAEL & JOANNA REILLY)
RESOLUTION No. 2005 - 30
Minor Subdivision #0410-1962
Variance #0430-0676
Block 2303; Lots 8 and 10
23 & 29 Gladstone Road; LR Zone
Request for time extension.
APPROVED:** Six-month time extension.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Attorney Contract: Amendment to contract regarding litigation. Resolution No. 2005 – 32.

COUNTY CORRIDOR ENHANCEMENT: Discussion.

SUSTAINABILITY PLAN: Update on Report to Highlands Council.

PLANNING DIRECTOR’S REPORT

PLANNING BOARD ATTORNEY’S REPORT

MINUTES

Approval of minutes of the August 4, 2005 regular meeting.

CLOSED SESSION

With respect to O’Shea v. West Milford Township Planning Board, Docket #PAS-L-3330-04. Resolution No. 2005 – 33 and Castle Rock LLC v. West Milford Township Planning Board, Docket #L-3218-05.

COMMUNICATIONS

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

Vincent Lanza, Minor Subdivision, Block 9501; Lot 12, 1383 Macopin Road.
Approval withheld pending receipt of additional information.

Vincent Lanza, Site Plan, Block 9501; Lot 12.01, 1383 Macopin Road. Approval withheld pending receipt of additional information.

Notice dated July 25, 2005 advising that Robert Coyman (Browns Point Plaza) is applying for an exemption from the Highlands Water Protection and Planning Act for property located at 1975 Greenwood Lake Turnpike, Block 3610; Lot 26.

Notice received July 28, 2005 advising that Walter Crane is applying for a General Permit No. 25 for property located at 20 Cooper Road, Block 16303; Lot 5 for the installation of a subsurface sanitary disposal system.

Notice received August 4, 2005 advising that Daniel Oostdyk is applying for a General Permit No. 25 for property located at 28 Somerville Road, Block 8505; Lot 1 for the installation of a new septic system.

Notice dated August 3, 2005 advising that Somerville, LLC is applying for an exemption from the Highlands Water Protection and Planning Act for property located at 240 Long House Road, Block 2202; Lot 5.01.

Copy of letter dated August 12, 2005 from William Drew, Planning Director, to the Office of Smart Growth transmitting the resolution adopted by the Township Council requesting an amendment to the Smart Growth Grant Agreement.

Copy of letter dated August 12, 2005 from William Drew, Planning Director, to Maryjude Haddock-Weiler of the New Jersey Highlands Council regarding submittal of the Township Sustainable Community Plan.

Copy of letter dated August 12, 2005 from William Drew, Planning Director, to John Weingart, Chairman, New Jersey Highlands Council, submitting the Township Sustainable Community Plan.

Notice dated August 1, 2005 advising that Vincent Lanza is applying for a Highlands Applicability Determination for property located at 1383/1385 Macopin Road, Block 9501; Lot 12.

Letter dated August 8, 2005 from the DEP Bureau of Watershed Regulation advising that the application for a Highlands Determination submitted by David Richards for property located on Ringwood Lane, Block 3604; Lot 2 is consistent with the Water Quality Management Plan.

Notice dated August 19, 2005 advising that Marily Shabet is applying for a General Permit for the installation of a septic system for property located at 4 Truro Road West, Block 12307; Lot 44.

Copy of a letter to Mayor and Township Council from Adam Zellner, Executive Director of the Highlands Council, acknowledging appreciation for the Township resolution

authorizing participation in the Municipal Partnership Pilot Projects and noting that the expertise and knowledge of the Planning Department and Planning Board has enabled the Highlands Council to establish an early outreach with West Milford. They further advised that an application will be forwarded to the Township to formally request the participation in the grant program.

Letter from Ross McDonald, New Jersey Economic Development Director of the New Jersey Highlands Council, to Mayor DiDonato regarding the tax appeals that were filed against the Township and providing information he has received from the State Division of Taxation at the State Treasury.

ADJOURNMENT