

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**MARCH 23, 2005**

**7:30 p.m.**

**MAIN MEETING ROOM OF TOWN HALL**

**Meeting Cancelled  
Rescheduled for  
Thursday, April 7,  
2005**

#### 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  
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

##### APPLICATIONS

##### **HIGH CREST LAKE LODGE, INC.**

**Minor Subdivision #0410-1932**

**Bulk Variance #0430-0668**

Block 13201; Lot 25

12 Northwood Drive; LR & R-4 Zones

Subdivide to create three (3) building lots.

Applicant requesting dismissal without prejudice.

COMPLETE: 12-17-04

DEADLINE: 04-16-05

##### **CELLULAR TELEPHONE COMPANY**

**d/b/a AT&T WIRELESS (OAK RIDGE)**

**Preliminary & Final Site Plan #0420-0190AB**

Block 16307; Lot 21

364 Oak Ridge Road; CC Zone

Construct a wireless telecommunications monopole and equipment cabinets.

COMPLETE: 01-24-05

DEADLINE: 03-31-05

**DEMOTT POST**  
**Minor Subdivision #0410-1971**  
**Bulk Variance #0530-0703**  
Block 12106; Lots 2 and 3  
802 and 810 Macopin Road; R-2 Zone  
Relocate lot line.

COMPLETE: 02-22-05  
DEADLINE: 06-22-05

**NEW YORK SMSA LIMITED PARTNERSHIP**  
**d/b/a VERIZON WIRELESS (MACOPIN FIRE HOUSE)**  
**Preliminary & final Site Plan #0420-0201AB**  
Block 9301; Lot 6  
1362 Macopin Road; R-3 Zone  
Colocate antennas on an existing telecommunications facility.

COMPLETE: 02-25-05  
DEADLINE: 04-11-05

**THOMAS A. CELANO**  
**Minor Subdivision #0410-1960**  
**Bulk Variance #0430-0669**  
Block 5309; Lot 1  
Cahill Cross Road; R-2 Zone  
Request for time extension.

**MICHAEL & JOSEPH COSTELLO, BRADLEY MALAVOLTA**  
**Minor Subdivision #0310-1956**  
Block 6403; Lot 1.02  
Lincoln & Tintle Avenues; R-1 Zone  
Request for time extension.

**CARL BIERWAS**  
**Minor Subdivision #0410-1964**  
**Bulk Variance #0430-0665**  
Block 8201; Lot 2  
1945 Macopin Road, R-1 Zone  
Request for time extension.

## **MEMORIALIZATIONS**

**GEORGE IV AND DIANA CLUFF**  
**RESOLUTION NO. 2005 - 11**  
**Minor Subdivision #0410-1969**  
**Bulk Variance #0430-0685**  
Block 7212; Lot 4  
7207 19

1665 Union Valley Road & 44 Shadowy Lane; R-2 and LR Zones

**APPROVED:** Minor subdivision approval to create a separate lot for an existing dwelling on Lot 4 and the annexation of a portion of Lot 4 to the adjoining property owner.

**BALD EAGLE COMMONS**

**Resolution No. 2005 - 12**

**Amended Preliminary Site Plan #0420-8815**

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

Block 5308; Lot 3

Cahill Cross Road; SCC Zone

**APPROVED:** Exemption from obtaining a Highlands Applicability and Water Quality Management Plan Consistency Determination as per Condition #(3)A of Resolution 2004 – 27

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**MISCELLANEOUS**

**PLANNING DIRECTOR'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**MINUTES**

Approval of minutes of the February 23, 2005 regular meeting.

**COMMUNICATIONS**

Copy of letter dated January 27, 2005 from the DEP authorizing a General Permit No. 25 requested by Gary Bush for property known as Block 2702; Lot 6, 24 Landing Road.

Notice dated February 3, 2005 advising that Harold and Marie Hansen are applying for a General Permit for the installation of a sanitary disposal system for property located at 38 Compass Avenue, Block 7508; Lot 25.

Copy of letter dated February 8, 2005 from the DEP advising that the request for a Letter of Interpretation submitted by Michael Costello for property known as Block 6403; Lot 1.02 is deficient and will be cancelled if the required information is not received within 30 days.

Notice dated February 8, 2005 advising that George Schmidt is applying for a General Permit for the repair of a septic system located at 50 Shadyside Road, Block 806; Lot 10.

Copy of letter dated February 9, 2005 from the DEP authorizing the General Permit No. 25 requested by Fred Collins/Gregory Gusetelu for property known as Block 1101; Lot 3, Warwick Turnpike.

Notice received February 22, 2005 advising that Gerald and Deborah McGovern are applying for a General Permit for the installation of a sanitary disposal system for property located at 38 Madelyn Avenue, Block 6604; Lot 2.

Notice dated February 21, 2005 advising that Jersey Central Power and Light Company is applying for a Statewide General Permit #1 for vegetative maintenance activities.

Letter dated February 28, 2005 from the DEP approving the application for a General Permit No. 25 submitted by Victor and Blanche Pizzulo for property located at 88 Otterhole Road; Block 11601; Lot 4.

Letter dated March 9, 2005 advising that Robert Schmidt is applying for a Treatment Works Approval for the on-site sanitary waste disposal system for two existing single-family dwellings located at property located at 11-13 Paterson Road, Block 2001; Lot 12.

Letter dated March 3, 2005 advising that Robert Mazzocchi is applying for a Letter of Interpretation for property located on Club House Trail, Block 504; Lot 1.

Notice dated February 28, 2005 from the DEP approving the application submitted by Passaic County for a Stream Encroachment Permit and authorization of Statewide General Permit No. 10A for the replacement of Union Valley Road Bridge Structure #1600-434 over Green Brook.

## **ADJOURNMENT**