

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**WORKSHOP AGENDA**

**January 17, 2008**

**Immediately Following the Reorganization Meeting  
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 Workshop meeting was published in the Herald News and the 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.*

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Regular Members: Mayor Bettina Bieri, Steven Castronova, Andrew Gargano, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Philip Weisbecker  
Alternates: Michael Siesta, Dennis Kirwan  
Planning Director: William Drew, P.P., AICP  
GIS Specialist: Rob Sparkes

**PUBLIC PORTION**

Up to half-hour reserved.

**SITE PLAN APPLICATION REVIEW WAIVERS**

**APPLICATIONS** – For Board review. No formal action will be taken.

**SUNNY BLUE, LLC**

**Preliminary and Final Site Plan #0720- 0286AB**

**Bulk Variance #0730-0787**

Block 5701, Lot 1

1502-12 Union Valley Rd; CC Zone

**Seeking Preliminary and Final Site Plan Approval with Bulk Variances** to permit the applicant to construct a Walgreens pharmacy following demolition of the existing structure.

COMPLETE: 10/23/2007

DEADLINE: 02/20/2008

**NEW CINGULAR WIRELESS PCS, LLC** COMPLETE: 10/26/2007  
**d/b/a AT&T WIRELESS (OAK RIDGE)** DEADLINE: 02/23/2008  
**Amended Preliminary & Final Site Plan # 0720-0190AB**  
**Bulk Variance 0730-0791**  
Block 16307; Lot 21  
364 Oak Ridge Road; CC Zone  
**Seeking Amended Preliminary & Final Site Plan Approval** for a  
Telecommunications Facility.

**WOODWARD AND CORINNE BALL** COMPLETE: 12/24/2007  
**Preliminary and Final Site Plan #0620-0253AB** DEADLINE: 02/07/2008  
Block 16005; Lots 8 and 9  
25 Paradise Road; LMI Zone  
**Seeking Preliminary and Final Site Plan Approval** for various site  
improvements.

### **MISCELLANEOUS**

Shoebox Storage, LLC, Block 16006; Lot 1, Block 16007; Lot 4, and Block 16008; Lot 3 -  
Amend conditions of Planning Board approval per Resolution 2003 – 2.

### **MASTER PLAN SUBCOMMITTEE**

### **MINUTES**

Approval of minutes of the December 6, 2007 Workshop meeting.

### **ORDINANCES FOR INTRODUCTION**

### **ORDINANCES REFERRED**

### **COMMUNICATIONS**

Letter of approval from Passaic County Department of Planning received December 7,  
2007 regarding Minor Subdivision for Myrtle and Henry Jecker, Block 9901, Lot 7, 870  
Union Valley Road, West Milford.

Letter to COAH forwarding the Amended Housing Element and Fair Share Plan for the  
Township of West Milford addressing its third round obligations.

Letter to Cruz Perez dated December 12, 2007 regarding the Living Word Alliance  
Church, Block 2701; Lot 25 and Block 2705; Lot 4, addressing the Planning Board  
Engineer's review of the plans and other matters of concern.

Memo from the Environmental Commission regarding Eric Hastings, Major Soil fill Permit Application #0760-0306, Block 3906; Lot 4, 1541 Greenwood Lake Tpk., LMI Zone, advising that a request for a Waiver of EIS be denied.

### **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

Application for Highlands Applicability Determination dated December 18, 2007 for Brookside Development, LLC, Block 14601, Lot 5.01, 121 Union Valley Road, West Milford, for construction of a single family dwelling.

Letter dated December 4, 2007 from the NJ DEP Watershed Management regarding application for Highlands Exemption by Porebsi, Private Pre-School, 1640 Union Valley Road, Block 7006; Lot 3

Agency Determination:      Highlands Act – Not Exempt  
   Water Quality Management Plan - Consistent

### **ADJOURNMENT**