

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**REGULAR MEETING
AGENDA
JANUARY 24, 2008**

**7:30 P.M.
MAIN MEETING ROOM**

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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Richard McFadden,
Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme,
Philip Weisbecker
Alternates: Michael Siesta, Dennis Kirwan
Chairman: Andrew Gargano
Planning Director: William Drew, P.P., AICP
Board Attorney: Thomas Germinario, Esq.
Consulting Engineer: Paul Ferriero, P.E.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS

APPLICATIONS

REQUESTS FOR TIME EXTENSIONS

STEVEN & CHRISTINE CASTRONOVA
Minor Subdivision #0510-1973
Bulk Variance #0530-0702
Block 7213; Lot 1
12 Valley View Lane; R-2 Zone
Request: Time Extension

ROBERT COYMAN

Minor Subdivision #0710-1980

Block 7902; Lots 5 and 6
2016 Macopin Road; OT Zone
Request: Time Extension

HENRY JECKER

Minor Subdivision #0710-1982

Block 9901; Lot 7
870 Union Valley Road
Request: Time Extension

PUBLIC HEARINGS

VINCENT LANZA

Minor Subdivision #0510-1976

Bulk Variance #0530-0718

Preliminary and Final Site Plan #0520-219AB

Block 9501; Lot 12
1383 Macopin Road; R-3 Zone

Seeking Minor Subdivision with Variances, Preliminary & Final Site Plan
approval for the Vreeland Store project.

COMPLETE: 10/02/2007

DEADLINE: 02/01/2008

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

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

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.

COMPLETE: 10/26/2007

DEADLINE: 02/23/2008

WOODWARD AND CORINNE BALL

Preliminary and Final Site Plan #0620-0253AB

Block 16005; Lots 8 and 9
25 Paradise Road; LMI Zone

Seeking Preliminary and Final Site Plan approval for various site improvements.

COMPLETE: 12/24/2007

DEADLINE: 02/08/2008

MEMORIALIZATIONS

RESOLUTION NO. 2007-36

NEW YORK SMSA LIMITED PARTNERSHIP

d/b/a VERIZON WIRELESS (CANISTEAR ROAD)

Preliminary & Final Site Plan #0720-0285AB

Bulk Variance #0730-0771

Block 16901; Lot 2

3520 Route 23; R-4 Zone

Granted: Preliminary & Final Site Plan approval and Bulk Variance relief.

RESOLUTION NO. 2007-37

PASSAIC VALLEY WATER COMMISSION

Conditional Use with Preliminary &

Final Site Plan #0720-0301AB

Block 12801; Lot 20

High Crest Drive; R-4, LR Zone

Granted: Conditional Use with Preliminary & Final Site Plan approval.

RESOLUTION NO. 2007-38

CASTLE ROCK ESTATES, LLC

Preliminary Subdivision #0310-1958A

Variance #0430-0651

Block 9901; Lot 7

870 Union Valley Road; R-1 Zone

Granted: Time Extension.

RESOLUTION NO. 2007-39

BERKAN & ABBIE DEMIRBULAKI

Minor Subdivision #0610-1979

Bulk Variance #0730-0780

Block 3501; Lot 5

31 Elm Street, R-1 Zone

Granted: Minor Subdivision and Bulk Variance.

RESOLUTION NO. 2007 - 41

MICHAEL ZUPP

Minor Subdivision #0610-1977

Variance # 0630-0734

Block 12110; Lots 6 & 17

463 Germantown Rd. & 9 Martha St.; R-2 Zone

Granted: Time Extension.

RESOLUTION No. 2008 – 1

Approval of Contract for Thomas J. Germinario, Planning Board Attorney

RESOLUTION No. 2008 – 2

Approval of Contract for Paul W. Ferriero, Planning Board Engineer

RESOLUTION No. 2008 – 3

Approval of Contract for Michael Hakim, Landscape Architect

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

MINUTES

Approval of minutes of the October 25, 2007 and November 8, 2007 Regular Meetings.

COMMUNICATIONS – *Copies Provided*

Application dated October 24, 2007 for a Stream Encroachment Permit from Kurt Renzland, 900 Burnt Meadow Road, Hewitt, NJ, Block 4601, Lot 16.

Application dated October 26, 2007 for Freshwater Wetlands General Permit #25 for Allison Kirchdoerffer, 16 Vreeland road, Block 9001; Lot 18.

Notice of application from Upper Greenwood Lake Property Owners Association, Inc. dated October 15, 2007 for General Permit for Lake dredging and desilting at Witte Cove, Block 2901; Lot 1.

Notification dated December 10, 2007 for Martin Kowalczyk, 833 East Shore Road, Hewitt, NJ, Block 4401; Lot 14 regarding application for a General Permit for installation of a sub-surface sanitary disposal system.

Letter of approval from Passaic County Department of Planning received December 20, 2007, regarding Robert Coyman, Minor Subdivision, Block 7902; Lots 5 &6, 2016 Macopin Road.

Letter from Passaic County Planning Department received December 28, 2007 regarding Esco Products Site Plan, Block 15901; Lot 7, 171 Oak Ridge Road, granting approval with conditions.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Letter from the NJ DEP dated November 20, 2007 regarding Ernest Oberer, Block 14201; Lot 14, Germantown Road, notifying of Highlands Exemption #2, with the Water Quality Management Plan Consistent.

Application dated October 19, 2007 for Highlands Exemption by WV's Coffee Espresso, 3034 Route 23, West Milford, Block 16001, Lots 5 & 6.

Notice of Technical Incompleteness dated December 4, 2007 from the NJ DEP regarding WV's Coffee Espresso, 3034 Route 23, West Milford, Block 16001, Lots 5 & 6 – request for revised plans with redesigns satisfying reconstruction exemption criteria, letter from the Municipality confirming impervious coverage was existing on August 10, 2004, and additional details for the coffee kiosk flows and/or verification of approval by the County Health Department.

Letter from NJ DEP dated October 18, 2007 for Sunny Blue, LLC, Block 5701; Lot 1 regarding Highlands Applicability Notice of Technical Incompleteness – request for certified land survey indicating existing impervious surface, the calculated value for percent increase in impervious coverage, and a revised certification sheet from the application.

ADJOURNMENT