

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**REGULAR MEETING  
AGENDA  
FEBRUARY 28, 2008**

**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.*

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Regular Members: Mayor Bettina Bieri, Steven Castronova, Richard McFadden,  
Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme,  
Councilman 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**

**WHITE MOUNTAIN REALTY GROUP**  
**Site Plan Review Waiver #0720-0311W**  
Block 6303; Lot 17  
1542 Union Valley Road; VC Zone

**CHRISTOPHER BRAWLEY**  
**Site Plan Review Waiver #0820-0314W**  
Block 5708; Lot 4  
54 Marshall Hill Road; CC Zone

**APPLICATIONS**

**CONTINUED PUBLIC HEARINGS**

**SUNNY BLUE, LLC** COMPLETE: 10/23/2007  
**Preliminary and Final Site Plan #0720- 0286AB** DEADLINE: 02/20/2008  
**Bulk Variance #0730-0787** EXTENSION: 03/31/2008

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.

**WOODWARD AND CORINNE BALL** COMPLETE: 12/24/2007  
**Preliminary and Final Site Plan #0620-0253AB** DEADLINE: 02/08/2008  
Block 16005; Lots 8 and 9 EXTENSION: 03/31/2008  
25 Paradise Road; LMI Zone  
**Seeking Preliminary and Final Site Plan** approval for various site improvements.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2008 - 4**  
**HENRY JECKER**  
**Minor Subdivision #0710-1982**  
Block 9901; Lot 7  
870 Union Valley Road  
**Granted:** Time Extension

**RESOLUTION NO. 2008 - 5**  
**STEVEN & CHRISTINE CASTRONOVA**  
**Minor Subdivision #0510-1973**  
**Bulk Variance #0530-0702**  
Block 7213; Lot 1  
12 Valley View Lane; R-2 Zone  
**Granted:** Time Extension

**RESOLUTION NO. 2008 - 6**

**ROBERT COYMAN**

**Minor Subdivision #0710-1980**

Block 7902; Lots 5 and 6  
2016 Macopin Road; OT Zone

**Granted:** Time Extension

**RESOLUTION NO. 2008 - 7**

**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

**Granted:** Minor Subdivision with Variances, Preliminary & Final Site Plan Approval.

**RESOLUTION NO. 2008 - 8**

**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

**Granted:** Preliminary & Final Site Plan Approval.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING DIRECTOR'S REPORT**

Wallisch Nature Trail & Wetlands Restoration - Legal Notice

**PLANNING BOARD ATTORNEY'S REPORT**

**MISCELLANEOUS**

Invoices from Thomas Germinario, Esq. for services rendered from January 15, 2008 through January 31, 2008.

Invoices from Michael Hakim for services rendered on AT&T (Oak Ridge) and Sunny Blue, LLC (Walgreen's) applications.

## **MINUTES**

Approval of minutes of the October 25, 2007 and January 17, 2008 Meetings.

## **COMMUNICATIONS** – *Copies Provided*

Application notification for Cecile Murad, 1856 Clinton Road; Block 206; Lot 2 for a General Permit #25 for installation of a sub-surface sanitary disposal system.

Notification received January 28, 2008 from the Passaic County Planning Department regarding Minor Subdivision for Jon Kleckner, 75 Marshall Hill Road, Block 6303; Lots 6 and 7 withholding their approval of the submitted plan pending removal of excess asphalt in the Marshall Hill Road right-of-way and receipt of revised plans showing sidewalk easement along Marshall Hill Road.

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

Agency Determination dated January 9, 2008 for Verizon -Upper Greenwood Lake Fire Co., 776 Warwick Turnpike, Hewitt – Highlands Act – Exemption #4; Water Quality Management Plan – Not Addressed.

Highlands Exemption Application with additional information requested by the NJDEP for WV's Coffee Express, 3034 Route 23, West Milford, from Conklin Associates dated January 7, 2008.

Notice of Technical Incompleteness for a Highlands Applicability and Water Quality Management Plan Consistency Determination dated January 16, 2008 for Chiarello Family Trust, Burlington Drive, West Milford, Block 12305; Lots 17.01 and 17.02 with a request for additional information.

Letter dated February 5, 2008 received from NJDEP for Block 5307; Lot 11.04, Ridge Road, regarding request by owner Randall Vreeland to withdraw Highlands Applicability application and refund application fees.

## **ADJOURNMENT**