

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

SEPTEMBER 27, 2007
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:	Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker
Alternates:	Thomas Harraka, David Volpe
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

CARL BIERWAS

Minor Subdivision #0410-1964

Bulk Variance #0430-0665

Block 8201; Lot 2

1945 Macopin Road, R-1 Zone

Request Time Extension

CASTLE ROCK ESTATES, LLC
Preliminary Subdivision #0310-1958A
Variance #0430-0651
Block 9901; Lot 7
870 Union Valley Road; R-1 Zone
Request Time Extension

SCOTT FLAMMER
Soil Fill Application #0760-0283
Block 5611; Lot 4
99 Center Street; LR Zone
Seeking Major Soil Fill Permit.

COMPLETE: 08/28/07
DEADLINE: 10/12/07

NEW YORK SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS (CANISTEAR ROAD)
Preliminary & Final Site Plan #0720-0285AB
Bulk Variance #0730-0771

COMPLETE: 07/27/07
DEADLINE: 11/24/07

Block 16901; Lot 2
3520 Route 23; R-4 Zone
Preliminary & Final Site Plan application and Bulk Variance relief requested for rear yard setback to permit the applicant to collocate on an existing telecommunications facility.

PASSAIC VALLEY WATER COMMISSION
Conditional Use with Preliminary &
Final Site Plan #0720-0301AB

COMPLETE: 09/07/07
DEADLINE: 12/11/07

Block 12801; Lot 20
High Crest Drive; R-4, LR Zone
Conditional Use with Preliminary & Final Site Plan application for reconstruction and modification of the High Crest Pump Station.

MEMORIALIZATIONS

RESOLUTION 2007-32
MARY BARRETT
Minor Subdivision #0510-1974
Bulk Variance #0530-0711
Block 807; Lot 4
2001 Clinton Road; LR Zone
Granted: 190 Day Time Extension.

ORDINANCES FOR INTRODUCTION

Amendments to the Township Zoning Ordinance Section 18-9.4 – Fences, Walls and Sight Triangles.

ORDINANCES REFERRED FROM COUNCIL

Proposed Well Ordinance – Distribution of ordinance to Board members for review and discussion at the October 4, 2007 Work Meeting.

PLANNING DIRECTOR’S REPORT

PLANNING BOARD ATTORNEY’S REPORT

MISCELLANEOUS

New Jersey Planning Officials Fall 2007 Mandatory Training Program Schedule.

MINUTES

Approval of minutes of the September 6, 2007 Regular Meeting.

COMMUNICATIONS

Letter to Castle Rock Estates, LLC from Glenn Kienz, Esq., dated September 4, 2007, advising Castle Rock provide documentation regarding Block 9901, Lot 7 before the Board can proceed with the application for extension of Preliminary Subdivision Approval.

Letter from the Planning Department to Corey Piasecki, NJ DCA, Office of Smart Growth, Grant #00-6076-02 – Request for Reimbursement for \$28,177.87 for the balance due regarding the West Milford Smart Growth Plan grant.

Letter from Passaic County Planning Department dated August 27, 2007 regarding Walgreen’s (Sunny Blue, LLC); Block 5701; Lot 1; withholding approval, recommending that the applicant consider the building setback to be no greater than what is existing, with parking in the rear and the side, conforming with the setback across the street and what is recommended for the proposed Quik Chek. Requesting additional documents from applicant.

Letter from Passaic County Planning Department dated August 28, 2007 regarding Henry Jecker, Block 9901; Lot 7; request for revised plans showing sight triangle, and clearing of triangle to allow proper visibility. Requirement for deed to Passaic County for 8-foot wide strip of land on Union Valley Road waived.

ANJEC – 2007 Annual Environmental Congress – October 13, 2007 - *The Heat Is On* – A day of discussion and workshops on energy and climate change strategies for New Jersey – Conference Center, West Windsor, NJ.

Letter to Kenneth Eberle, Braemar At West Milford, LLC, regarding charges for TRC professional services.

Notice from Gerald Gardner Assoc., regarding Timothy Gulla, 57 Lakes Park Terrace, Block 4201; Lot 8; General Permit #25 application for the repair of an existing septic system.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notice of Technical Incompleteness dated August 9, 2007 for Ernest Oberer, Block 14201; Lot 14; regarding the minor subdivision of Lots 14 and 15, and the new requirements as a result of this lot line adjustment. A certified site plan must be submitted to the DEP for review to continue.

Notice of Technical Incompleteness dated August 10, 2007 for Bik Gill, Block 16001; Lot 9; regarding documents that must be submitted prior to consideration for exemption.

Notice of Technical Incompleteness dated August 28, 2007 for Bruce Patrono, Block 3705; Lot 27; regarding clarification of lot number on documents, and certification that dwelling is intended for owner or family member.

Letter dated August 28, 2007 to Valley Ridge Development Company, Block 8002; Lot 4; regarding Highlands Applicability Determination Expiration for Valley Ridge.

Letter dated August 28, 2007 to Boulder pond, LLC, Block 5404; Lot 8; and Block 5301; Lot 20; regarding Highlands Applicability Determination Expiration for Eagle Ridge at West Milford.

ADJOURNMENT