

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**REGULAR MEETING
AGENDA**

**OCTOBER 25, 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 ADA 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

SETH & DAVID REHFUSS
Site Plan Waiver #0720-0304W
Block 2404; Lot 1.02
396 Lakeshore Drive; NC Zone
Pizzeria, Deli, Convenience Store
Carried from October 4, 2007

ALEX BRANCACCIO

Site Plan Waiver #0720-0307W

Block 5708; Lot 4
54 Marshall Hill Road; CC Zone
Small Engine Service and Repair

APPLICATIONS

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.

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 for the Vreeland Store project.

COMPLETE: 10/02/2007

DEADLINE: 02/01/2008

BERKIN & ABBIE DEMIRBULAKI

Minor Subdivision #0610-1979

Bulk Variance #0730-0780

Block 3501; Lot 5

31 Elm Street, R-1 Zone

Seeking Minor Subdivision and Variance relief for a single building lot with two existing single-family dwellings to create two separate lots each with a single-family dwelling.

COMPLETE: 10/03/2007

DEADLINE: 01/31/2008

MEMORIALIZATIONS

RESOLUTION 2007-34

CARL BIERWAS

Minor Subdivision #0410-1964

Bulk Variance #0430-0665

Block 8201; Lot 2

1945 Macopin Road, R-1 Zone

Granted: Time Extension.

RESOLUTION 2007-35

SCOTT FLAMMER

Soil Fill Application #0760-0283

Block 5611; Lot 4

99 Center Street; LR Zone

Granted: Major Soil Fill Permit.

RESOLUTION 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 for rear yard setback to permit the applicant to collocate on an existing telecommunications facility.

RESOLUTION 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 for reconstruction and modification of the High Crest Pump Station.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

West Milford Main Post Office – Loading dock platform and excavation plans prepared by Chyun Associates, dated May 15, 2007.

MINUTES

Approval of minutes of the September 27, 2007 Regular Meeting.

COMMUNICATIONS

Copy of a letter from the Passaic County Planning Department dated September 25, 2007 to V. James Castiglia, Esq., regarding Robert Coyman, Minor Subdivision, Block 7902, Lots 5 and 6, 2016 Macopin Road, with reference to signs and pavement markings being brought into conformance with the approved site plan prior to subdivision approval.

Letter from the Planning Director to Richard Slifer, 5 Allison Avenue, dated October 4, 2007, regarding a violation of Chapter 17 of the LDO for parking commercial vehicles on the site prior to the installation site improvements. All vehicles are to be removed from the site no later than October 15, 2007.

Copy to the Planning Board of a letter from Mayor Joseph DiDonato to Charlene Holzbaur, NJ Office of Management and Budget, regarding Smart Growth Grant #00-6076-02 – Request for Extension (Streetscape Improvement Project.)

HIGHLANDS WATER PROTECTION AND PLANNING ACT

ADJOURNMENT

ADDENDUM TO AGENDA

OCTOBER 25, 2007
Regular Meeting

ORDINANCES REFERRED FROM TOWNSHIP COUNCIL

Ordinance 2007 – 028 - Amending and Supplementing the Land Development Ordinance, Chapter XVII Entitled “Land Subdivision and Site Plan Review”, Establishing Section 17-4.3.1

Ordinance 2007 - 029 – Amending and Supplementing Chapter 17, “Land Subdivision and Site Plan Review” Section 17-17.1

Ordinances introduced by the Township Council on October 24, 2007 and referred to the Planning Board for discussion and report.