

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

November 8, 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 REVIEW WAIVERS

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 25, 2007

ALEX BRANCACCIO

Site Plan Waiver #0720-0307W

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

SCOTT C. THOMPSON

Site Plan Review Waiver #0720-0309W

Block 7520; Lot 1
1433 Union Valley Road; VC Zone
Office – National Construction Management

JOHN BRADY SHEDS

Site Plan Review Waiver #0720-0310W

Block 15701; Lot 35
2986 Route 23 N; HC Zone
Shed Business

APPLICATIONS

MICHAEL ZUPP

Minor Subdivision #0610-1977

Variance # 0630-0734

Block 12110; Lots 6 & 17
463 Germantown Rd. & 9 Martha St.; R-2 Zone

Request Time Extension.

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 with Bulk Variances to permit the applicant to construct a Walgreens pharmacy following demolition of the existing structure.

MEMORIALIZATIONS

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.

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.

RESOLUTION 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 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.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MISCELLANEOUS

MINUTES

Approval of minutes of the October 9, 2007 Special Meeting.
Approval of minutes of the October 25, 2007 Regular Meeting.

COMMUNICATIONS

Letter from Passaic County Planning Board dated October 11, 2007 noting that they have reviewed the site plan and drainage calculations for the Shop Rite site on Marshall Hill Road and have withheld approval pending receipt of revised plans for drainage, driveways, sidewalks, crosswalks, signage, and other documents stipulated in the letter.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

ADJOURNMENT

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