

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**REGULAR MEETING  
AGENDA  
DECEMBER 13, 2007**

**MEETING CANCELED**

**ALL MATTERS WILL BE CARRIED  
TO THE REGULAR MEETING OF 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: 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**

## APPLICATIONS

**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

**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

## **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.

**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**

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.

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 Kirchoerffer, 16 Vreeland road, Block 9001; Lot 18.

Letter from NJ DEP dated October 18, 2007 for Sunny Blue, LLC, block 5701; Lot 1 regarding Highlands Applicability Notice of Technical Incompleteness.

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.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

**ADJOURNMENT**