

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

MAY 24, 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, James O'Bryant, 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 WAIVERS

PATRICIA NICHOLSON

Site Plan Waiver # 0720-0291W

Block 15803; Lot 4

8 Oak Ridge Road; CC Zone

PATRICIA NICHOLSON

Site Plan Waiver # 0720-0293W

Block 15803; Lot 4

8 Oak Ridge Road; CC Zone

HAU NGUYEN
Site Plan Waiver # 0720-0294W
Block 3503; Lot 24
1935 Union Valley Road; CC Zone

APPLICATIONS

ERNEST OBERER COMPLETE: 02-22-07
Minor Subdivision #0510-1975 DEADLINE: 04-08-07
Block 14201; Lots 14 and 15 TIME EXTENSION: 06-07-07
350 Germantown Road; R-3 Zone
Lot line adjustment to provide for the construction of a single-family dwelling.

RICHARD SLIFER COMPLETE: 01-08-07
Preliminary & Final Site Plan #0620-0260AB DEADLINE: 04-22-07
Block 15701; Lot 34 TIME EXTENSION: 06-23-07
5 Allison Avenue, HC Zone
Preliminary and final site plan approval to permit improvements to the property to accommodate a commercial business.
Consideration of Resolution 2007 - 17

ERNEST OAKES COMPLETE: 04-11-07
Bulk Variance # 0730-0769 DEADLINE: 08-09-07
Amended Preliminary and Final Site Plan #0120-0114
Block 6002; Lot 44.03
Burnt Meadow Road; LMI Zone

ROBERT COYMAN COMPLETE: 04-18-07
Minor Subdivision #0710-1980 DEADLINE: 08-16-07
Bulk Variance #0730-0774
Block 7902; Lots 5 and 6
2016 Macopin Road; OT Zone
Lot line adjustment

BRAEMAR AT WEST MILFORD, LLC
Preliminary Subdivision #0110-1910
Bulk Variance #0130-0501
Block 10001; Lots 14, 19, 20, 23
Wooley Road; R-3 and R-4 Zones
Pumping Test Review – Board’s consultant and applicant present to discuss

MEMORIALIZATIONS

MICHAEL ZUPP
RESOLUTION No. 2007 - 20
Minor Subdivision #0610-1977

Variance # 0630-0734

Block 12110; Lots 6 & 17
463 Germantown Rd. & 9 Martha St.; R-2 Zone
GRANTED: Six-month time extension

CELLULAR TELEPHONE COMPANY

RESOLUTION NO. 2007 - 21

d/b/a AT&T WIRELESS (OAK RIDGE)

Preliminary & Final Site Plan # 0420-0190AB

Block 16307; Lot 21
394 Oak Ridge Road; CC Zone
GRANTED: Time extension

ORDINANCES FOR INTRODUCTION

Amendment to the Lake Commercial Zone permitted uses.

Tree Ordinance

Fence Ordinance

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the March 22, 2007 and April 26, 2007 regular meetings.

COMMUNICATIONS

Letter dated April 17, 2007 from Tara Donohue advising that she is applying for a Presence/Absence Letter of Interpretation for property located at 98 Riverside Road, Block 2302; Lot 4.

Notice dated April 16, 2007 advising that Vincent Lanza is applying for a general permit for the installation of a driveway on property located on Lookover Drive, Block 206; Lot 14.02.

Letter dated March 23, 2007 from EcolSciences, Inc. advising that Environmental Construction Company is applying for a General Permit Number 6 for property located on Inwood Road, Block 12110; Lot 5.03.

Letter dated March 23, 2007 from EcolSciences, Inc. advising that Environmental Construction Company is applying for a General Permit Number 6 for property located on Inwood Road, Block 12110; Lot 3.01.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notice that the following applicants have applied for a Highlands Applicability Determination:

Paul and Judy Polo, Alp Road, Block 1604; Lot 1.02.

Ted Porebski, Jr., Bearfort Shopping Village, 1640 Union Valley Road, Block 7006;
Lot 3.

ADJOURNMENT