

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

SEPTEMBER 28, 2006
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 WAIVER APPLICATIONS

SABRINA JOENS & CoCo

T/A TAILS & TRAILS

Site Plan Waiver # 0620-0256W

Block 15701; Lot 1

2950 Route 23 N; HC Zone

KATHLEEN KRAL

Site Plan Waiver #0620-0257W

Block 3509; Lot 14

2012 Greenwood Lake Turnpike; LC Zone

Michael C. Honig
Site Plan Waiver #0620-0258W
Block 5708; Lot 4
54 Marshall Hill Road; CC Zone

APPLICATIONS

VICTOR MARCHIAFAVA
Preliminary & Final Site Plan #0520-0220AB
Variance #0530-0729
1894 Route 23 North
Block 13602; Lot 7 (to be known as Lot 7.02); LMI Zone

COMPLETE: 04-07-06
DEADLINE: 09-30-06

TCR NJ/PA LAND ACQUISITION L.P.
(VALLEY RIDGE)
Final Site Plan #0220-0041B
Block 8002; Lot 4
Union Valley Road; R-1/PN Zone
Court remand of final site plan for fact finding by the Board.

MEMORIALIZATIONS

MARY BARRETT
Resolution No. 2006 - 27
Minor Subdivision #0510-1974
Variance #0530-0711
Block 807; Lot 4
2001 Clinton Road; LR Zone
APPROVED: Request for time extension.

JOHN KOESTLER
Resolution No. 2006 - 28
Minor Subdivision #0610-1978
Variance #0630-0741
Block 3004; Lots 17 and 18
15 Dogwood Lane; LR Zone
APPROVED: Relocation of a lot line

APSHAWA VOLUNTEER FIRE COMPANY
Resolution No. 2006 - 29
Preliminary & Final Site Plan #0520-0210AB
Conditional Use
Variance #0630-0740
Block 12501; Lot 26
666 Macopin Road; R-3 Zone
APPROVED: Addition of garage bay to existing firehouse

VERIZON NEW JERSEY, INC.
Resolution No. 2006 - 32
Conditional Use/w
Minor Site Plan #0420-0182
Variance #0430-0675
Block 16003; Lot 4
45 Paradise Road; R-4 Zone
APPROVED: Request for time extension

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Resolution No. 2006 – 33. Award contract for Environmental Consulting Services for well pumping analysis concerning Preliminary Subdivision # 0110-1910 submitted by TRC Raviv Associates, Inc.

PLANNING DIRECTOR’S REPORT

PLANNING BOARD ATTORNEY’S REPORT

MINUTES

Approval of minutes of the September 7, 2006 regular meeting.

COMMUNICATIONS

County Planning Board reports to the Planning Board regarding the following applications:

Jack Jaust, Site Plan, Block 16005; Lot 12, 96 Oak Ridge Road. Additional information requested.

DeMott Post, Minor Subdivision, Block 12106; Lots 2 and 3, 910 Macopin Road. Application approved.

Memo dated September 8, 2006 from William Drew to Richard Kunze, Township Administrator, re hiring of consultant to address future COAH related matters.

Notice dated August 16, 2006 advising that Allison Hosford is applying for a General Permit for property located at 81 Otterhole Road, Block 12501; Lot 11 for the installation of a subsurface sanitary disposal system.

Notice dated August 15, 2006 advising that Robert Frederick is applying for General Permit for property located at 18 Red Barn Lane, Block 9102; Lot 6 for the installation of a subsurface sanitary disposal system.

Letter dated September 7, 2006 from Civil Dynamics, Inc. advising that they are applying for a General Permit for the rehabilitation of the Gordon Lakes Dam, Block 12307;l Lot 16.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

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

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2. Additional information submitted.

Vincent Lanza, Lookover Road, Block 206; Lot 14.02.

YF Realty Associates, Burrow Road, Block 2018 Lot 7.

Aphsawa Firehouse, 666 Macopin Road, Block 12501; Lot 26.

Coppolla Family, 30 Rocky Point Road, Greenwood Lake. Attached letter explaining the need to expedite the application in order to permit the work to be performed during the brief drawdown period of the lake.

Karin Seruga, 29 Lake Park Terrace, Block 4201; Lot 22.

New Cingular Wireless, 333 Warwick Turnpike, Block 2801; Lot 3.

Determinations from the DEP regarding the following applications:

Sprint Spectrum, Larsen Road, Block 11401; Lot 8.05. Exemption #4. Water Quality Management Plan – Not addressed.

Vincent Lanza, 775 Macopin Road, Block 12108; Lot 1. Notice of Technical Incompleteness.

Vincent Lanza, 783 Macopin Road, Block 12110; Lot 5.01. Notice of Technical Incompleteness.

Ernest Oakes, Burnt Meadow Road, Block 6002; Lot 44.03. Wetland boundaries established.

ADJOURNMENT