

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

SPECIAL MEETING AGENDA

October 27, 2003

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 workshop meeting was published in the Aims 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.

ROLL CALL

Regular Members: Paul Donoghue, Ada Erik, Andrew Gargano, James O'Bryant, Edward Orthouse, Michael Tfank, Andrew Tynan, Kurt Wagner, Philip Weisbecker.
Alternates: Leslie Tallaksen, Kathleen Caren.
Planning Director: William Drew, P.P.
GIS Specialist: Robert Sparkes.

The Township Council and the Council-Appointed Smart Growth Committee have also been invited to attend this hearing.

ROLL CALL

Council Members: Philip Weisbecker, Jr., Karl Danckwerth, Andrew Gargano, Rudolf Nobis and Robert Szuszkowski

Smart Growth Committee Members: Barry DiGiacinto, Joseph Elcavage, Kathy Evans, Ed Heimers, Judy Laureano, Dave Lynch, Vic Marchiafava, Bob Pawlo, David Pry, Ellen Romain, James Ross and Jeff Simmers

SMART GROWTH PLAN: PUBLIC HEARING

The Township's Consultant, T&M Associates, to present its Smart Growth Plan:

Presentation of the support studies:

- a. Environmental considerations, watershed management regulations and open space preservation concerns;

- b. Appropriate circulation improvements to facilitate movement and assess vehicular traffic impact with mitigation methods;
- c. Community layout and building design preferences;
- d. Appropriate capacity based zoning regulations to implement the community vision;
- e. Any need for or desire of public water and sanitary sewer improvements;
- f. Impact assessments of discussed alternatives;
- g. Conduct a build-out analysis based upon existing zoning and two build-out alternatives;
- h. Evaluate the potential impacts of the State Development and Redevelopment Plan planning areas, as adopted by the State in March 2001, and make recommendations for modifications to the State Planning areas based upon a consensus of the selected development land use plan vision.

Presentation of the Smart Growth Plan findings:

- a. A Capacity Based Land Use Growth Management Plan;
- b. An Available Land Use Inventory;
- c. A Future Land Use Plan;
- d. Draft Ordinances.

Discussion and Public Comment

ADJOURNMENT