

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

NOVEMBER 2, 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

##### **Riccardo P. Botti**

##### **Site Plan Waiver #0620-0264W**

Block 14701; Lot 50

62 Old Route 23; NC Zone

##### **SCOTT & CHRISTINE LEONESCU**

##### **Site Plan Waiver #0620-0265W**

Block 6701; Lot 4

1884 Union Valley Road, CC Zone

**Bruno Wakzak**  
**Site Plan Waiver #0620-0266W**  
Block 703; Lot 2  
551 Warwick Turnpike; NC Zone

## **APPLICATIONS**

**MICHAEL & JOANNA REILLY**  
**FORMERLY THOMAS & CHRISTINE SCHNEIDER**  
**Minor Subdivision #0410-1962**  
**Variance #0430-0676**  
Block 2303; Lots 8 and 10  
23 & 29 Gladstone Road; LR Zone  
Request for time extension

**STEVEN & CHRISTINE CASTRONOVA**  
**Minor Subdivision #0510-1973**  
**Bulk Variance #0530-0702**  
Block 7213; Lot 1  
12 Valley View Lane; R-2 Zone  
Request for time extension

**X-TRA SPACE CENTER**  
**Preliminary & Final Site Plan #0220-0127**  
**Bulk Variance #0230-0589**  
**Block 6902; Lot 17**  
54 White Road; CC Zone  
Request for time extension

## **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.

**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

**VICTOR MARCHIAFAVA**

**Resolution No. 2006 - 35**

**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

**APPROVED:** Preliminary and final site plan.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **MISCELLANEOUS**

## **PLANNING DIRECTOR'S REPORT**

## **PLANNING BOARD ATTORNEY'S REPORT**

## **MINUTES**

Approval of minutes of the September 28, 2006 and October 5, 2006 regular meetings.

## **COMMUNICATIONS**

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

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

Eden Farms, Minor Subdivision, 1665 Union Valley Road, Block 7212; Lots 3 and 4. Plan in conformance, no objection Certificate of Occupancy being issued.

Notice dated September 22, 2006 advising that Judith Preisendanz is applying for a General Permit for property located at 116 Larsen Drive, Block 11205; Lot 1 for the installation of a subsurface sanitary disposal system.

Notice dated September 22, 2006 advising that Ali Darian is applying for a General Permit for property located at 52 Hancock Drive, Block 10501; Lot 14 for the installation of a subsurface sanitary disposal system.

Notice dated October 4, 2006 advising that R. Schmidt is applying for Treatment Works Approval for property located at 11-13 Paterson Drive, Block 2001; Lot 12 for the on-site sanitary waste disposal system for two existing single-family dwellings.

Notice dated October 11, 2006 advising that Victor Marchiafava is applying for a Letter of Interpretation for property located at 1894 Route 23N, Block 13602; Lot 7.02.

## **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

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

Jack Jaust, 96 Oak Ridge Road, Block 16005; Lot 12.

West Milford Township Municipal Utilities Authority, Marshall Hill Road, Block 6401; Lot 6.02

Determinations from the DEP regarding the following applications:

Passaic County, Reconstruction of Apshawa Dam. Exemption #9 granted. Water Quality Management Plan – not addressed.

Cingular Wireless PCS, 364 Oak Ridge Road, Block 16307; Lot 21. Approved.

## **ADJOURNMENT**