

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

DECEMBER 14, 2005
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: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner
Alternates: Steven Castronova, Richard Altieri
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

APPLICATIONS

MARY BARRETT

Minor Subdivision #0510-1974

Variance #0530-0711

Block 807; Lots 1 and 4
2001 Clinton Road; LR Zone

Request to permit the subdivision of lot 4 into 2 lots to create one new building lot.

COMPLETE: 09-27-05

DEADLINE: 01-25-06

STEVEN & CHRISTINE CASTRONOVA
Minor Subdivision #0510-1973
Bulk Variance #0530-0702

COMPLETE: 10-28-05
DEADLINE: 02-25-06

Block 7213; Lot 1
12 Valley View Lane; R-2 Zone
Minor subdivision to subdivide Lot 1 into two lots to create one new building lot

DEMOTT POST
Minor Subdivision #0410-1971
Block 12106; Lots 2 and 3
802 and 810 Macopin Road; R-2 Zone
Request for time extension.

MEMORIALIZATIONS

JACK LEVKOVITZ (VILLAGE ON RIDGE)
Resolution No. 2005 – 42
Amended Final Subdivision #0510-1744C
Section II
Block 5201; Lots 16, 19, 20
5303 1
Ridge Road; R-3 Zone
APPROVED: Amended final subdivision.

VICTOR MARCHIAFAVA
Resolution No. 2005 - 43
Minor Subdivision #0510-1972
Variance #0530-0713
Block 13602; Lot 7
1894 Route 23 North; LMI Zone
APPROVED: Minor subdivision of Lot 7 to create two lots.

BEARFORT SHOPPING VILLAGE (PHASE II)
Formerly Thomas L. Scala (Rockport Shopping Center)
Resolution No. 2005 – 44
Preliminary Site Plan #89-11A
Block 7006, Lot 2
Union Valley Road; CC Zone
APPROVED: Three-year time extension.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the November 9, 2005 regular meeting.

COMMUNICATIONS

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

Eden Farms (George Cluff), Minor Subdivision, Block 7212; Lots 3 and 4, 1665 Union Valley Road. Application approved.

Village on Ridge II, Final Plat, Block 5201; Lots 16, 19 and 20 and Block 5303; Lot 1, Ridge Road. Approval withheld pending receipt of the Highlands Preservation Area Applicability Determination.

Letter dated October 20, 2005 advising that Victor Marchiafava is applying for a Treatment Works Approval for property located at 1894 Route 23 North, to be known as Block 13602; Lot 7.02 (incorrectly cited as 7.01 in the notice).

Letter dated November 7, 2005 from EcolSciences, Inc. advising that TCR NJ\PA are applying for General Permits No. 2, 10B and 11 and a Transition Area Waiver and Averaging Plan for property known as Block 8002; Lot 4.

Letter from the Township Clerk's Office dated November 2005 requesting nominations for the 2004-2005 Volunteer of the Year and inquiring if the Board would like to make a presentation at the Volunteer Night ceremony, which is to be held in January 2006.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Letter dated November 16, 2005 from the DEP, Bureau of Watershed Regulation, advising that the application of Eugene and Elaine Prais for a Highlands Applicability and Water Quality Management Plan is technically incomplete.

ADJOURNMENT