

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

DECEMBER 8, 2004  
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 Aim Newspapers and the Record. 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: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott,  
Michael Siesta, Leslie Tallaksen, Kurt Wagner  
Alternates: Matthew DeFede, Clinton Smith  
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

##### DIANE POLUKORD (DIANE'S SCHOOL OF DANCE)

##### Site Plan Waiver #0420-0200W

Block 14605; Lot 4.04  
Lakeland Plaza; HC Zone

#### APPLICATIONS

##### HELEN & ROBERT BAKER

##### Minor Subdivision #0410-1970

Block 8802; Lot 52  
41 Vreeland Road, R-2 Zone  
Subdivide into two lots to create one new building lot.

COMPLETE: 11-24-04  
DEADLINE: 01-08-05

**JACK LEVKOVITZ (VILLAGE ON RIDGE-SECTION II)**  
**Amended Final Subdivision #0410-1744C**  
Block 5201; Lots 16, 19, 20  
5303 1  
Ridge Road; R-3 Zone

COMPLETE: 11-22-04  
DEADLINE: 01-06-05

**AT&T WIRELESS SERVICES, INC. (APSHAWA)**  
**Preliminary & Final Site Plan #0320-0162AB**  
Block 12501; Lot 26  
666 Macopin Road; R-3 Zone  
Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

COMPLETE: 10-25-04  
DEADLINE: 12-09-04

**AT&T WIRELESS SERVICES, INC. (LAKELAND)**  
**Preliminary & Final Site Plan #0420-0163**  
Block 14605; Lot 2  
2727 Route 23; HC Zone  
Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

COMPLETE: 10-25-04  
DEADLINE: 12-09-04

**MICHAEL & CHRISTINE VANDER PLOEG**  
**Minor Subdivision #0310-1955**  
**Bulk Variance #0330-0628**  
Block 16006; Lot 1  
Grove Street; R-4 Zone  
Request for extension of time in which to file deeds.

**MICHAEL & ROBERT VANDER PLOEG**  
**Amended Preliminary Site Plan #9720-0042A**  
**Bulk Variance #0230-0560**  
Block 16006; Lot 1  
16007 4  
16008 3  
140 Oak Ridge Road; CC/R-4 Zones  
Request for time extension.

## MEMORIALIZATIONS

**MICHAEL & JOANNA REILLY**  
**(FORMERLY THOMAS & CHRISTINE SCHNEIDER)**  
**Resolution No. 2004 - 30**  
**Minor Subdivision #0410-1962**  
**Variance #0430-0676**  
Block 2303; Lots 8 and 10  
23 & 29 Gladstone Road; LR Zone  
**APPROVED:** Lot line adjustment to eliminate a driveway encroachment.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **MISCELLANEOUS**

**Awosting Inn:** Recommendation from Historic Preservation Commission for designation of property known as Block 4106; Lot 1, 99 Long Pond Road.

**Tichenor House:** Historically designated building – Recommendation to Passaic County.

## **PLANNING DIRECTOR'S REPORT**

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

## **MINUTES**

Approval of minutes of the October 27, 2004 and November 8, 2004 regular meetings.

## **COMMUNICATIONS**

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

Mark and Cindy Lindsay, Minor Subdivision, Block 7701; Lot 2, 1087 Union Valley Road. Plan approved.

Battinelli Farm and Garden Center, Site Plan, Block 3907; Lots 1.01 and 1.02, 1611 Greenwood Lake Turnpike. Approval withheld pending receipt of additional information.

Letter dated October 25, 2004 from the DEP authorizing the request of Barbara Cox for a Statewide General Permit No. 25 and Waiver of Transition Area for Access for the replacement of a malfunctioning sewage disposal system for property known as Block 11501; Lot 8.

Pre-Cancellation notice for a pending application within the Highlands Preservation Area dated September 13, 2004 from the DEP regarding the request of John P. Clarke for property known as Block 10301; Lots 5, 6, 13.01 and 13.02.

## **ADJOURNMENT**