

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

DECEMBER 8, 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

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

Request for waivers from Site Plan completion checklist

MEMORIALIZATIONS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Housing Element: Public hearing on amendment to the Master Plan, West Milford Township Housing Element and Fair Share Plan. Adoption of West Milford Township Housing Element and Fair Share Plan – Resolution No. 2005 – 40.

PLANNING DIRECTOR’S REPORT

PLANNING BOARD ATTORNEY’S REPORT

MINUTES

Approval of minutes of the October 26, 2005 regular meeting.

CLOSED SESSION

With respect to Maria Winter and Wolfgang Winter, by their Successor-in-Interest, K. Hovnanian at West Milford, LLC v. Township of West Milford and the Township of West Milford Planning Board, Docket No. PAS-L-4018-97. Resolution No. 2005 – 41.

COMMUNICATIONS

HIGHLANDS WATER PROTECTION AND PLANNING ACT

ADJOURNMENT