

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**FEBRUARY 23, 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.*

#### ROLL CALL

Regular Members: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott,  
Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner  
Alternates: Matthew DeFede, Steve Castronova  
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

##### **KELLY MITCHELL**

**Site Plan Waiver #0520-0202W**

Block 6401; Lot 1

1590 Union Valley Road, CC Zone

##### **DIANA LYNN & GEORGE BESPALCO**

**Site Plan Waiver #0520-0203W**

Block 5701; Lot 6

20 Marshall Hill Road, CC Zone

#### APPLICATIONS

##### **GEORGE IV AND DIANA CLUFF**

**Minor Subdivision #0410-1969**

**Bulk Variance #0430-0685**

COMPLETE: 12-20-04

DEADLINE: 04-19-05

Block 7212; Lot 4  
7207 19

1665 Union Valley Road & 44 Shadowy Lane; R-2 and LR Zones  
Subdivide to create a separate lot for an existing dwelling on Lot 4 and the annexation of a portion of Lot 4 to the adjoining property owner.

**CELLULAR TELEPHONE COMPANY**  
**d/b/a AT&T WIRELESS (OAK RIDGE)**  
**Preliminary & Final Site Plan #0420-0190AB**

COMPLETE: 01-24-05  
DEADLINE: 03-10-05

Block 16307; Lot 21  
394 Oak Ridge Road; CC Zone  
Construct a wireless telecommunications monopole and equipment cabinets.

## **MEMORIALIZATIONS**

**JACK LEVKOVITZ (VILLAGE ON RIDGE-SECTION II)**  
**Resolution No. 2005 - 9**  
**Amended Final Subdivision #0410-1744C**

Block 5201; Lots 16, 19, 20  
5303 1  
Ridge Road; R-3 Zone

**ROBERT SCHMIDT**  
**Resolution No. 2005 - 10**  
**Minor Subdivision #0410-1965**  
**Bulk Variance #0430-0667**

Block 2001; Lot 12  
11-13 Paterson Road; LR Zone  
Subdivide an existing lot with two houses into two separate lots.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **MISCELLANEOUS**

**Bald Eagle Manor – Amended Preliminary and Final Site Plan, Resolution 2004 – 27 Condition #(3)A. Highlands Exemption Request – Applicant present to discuss.**

## **PLANNING DIRECTOR’S REPORT**

## **PLANNING BOARD ATTORNEY’S REPORT**

## **MINUTES**

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

## **COMMUNICATIONS**

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

Bald Eagle Commons, Site Plan, Block 5308; Lot 3, Cahill Cross Road. Plan approved.

DeMott Post, Minor Subdivision, Block 12106; Lots 2 and 3, 810 Macopin Road. Approval withheld pending receipt of revised plans.

Letter dated December 21, 2004 from the DEP authorizing request for General Permit No. 25 and Waiver of transition Area for Access submitted by Jack Hopler for property known as Block 13401; Lot 9.

Letter dated January 25, 2005 from McKittrick Engineering Associates, Inc. advising that Mr. Rogosich is applying for a General Permit #25 for property known as Block 1101; Lot 17.

Copy of letter dated January 26, 2005 from James Van Hooker, Chairman, Historic Preservation Commission, to Vincent Lanza, owner of the Vreeland Store, requesting support for the designation of the property on the State Historic and National Registers.

Copy of letter dated January 26, 2005 from James Van Hooker, Chairman, Historic Preservation Commission, to Steve Edmond, Passaic County Engineer, requesting support for the designation of the Tichenor House to the State Historic and National Registers.

Notice dated January 27, 2005 from Gerald Gardner Associates Inc. advising that Robert Coyman is applying for a Letter of Interpretation to determine the Presence/Absence of Wetlands for property located on Burrows Road, Block 2018; Lot 7.

Notice dated February 2, 2005 advising that Victor and Blanche Pizzulo are applying for a General Permit for the replacement of an existing failed subsurface sewage disposal system for property located at 88 Otterhole Road; Block 11601; Lot 4.

Copy of letter dated February 3, 2005 from Michael Tfank, Chairman of the Planning Board, to Neil D. Muller, Passaic County Director of Planning, regarding the West Milford Township Draft Passaic County Cross-Acceptance Report.

Copy of memo dated February 11, 2005 from the Planning Board to Richard Kunze, Township Administrator, regarding County's cooperation in maintaining the Tichenor House.

## **ADJOURNMENT**