

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

FEBRUARY 5, 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 Aims 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 Di Donato, Joseph Elcavage, James O'Bryant, Edward Orthouse, Leslie Tallaksen, Andrew Tynan, Kurt Wagner
Alternates:	Matthew DeFede,
Chairman:	Michael Tfank
Board Attorney:	Glenn Kienz, Esq.
Planning Director:	William Drew, P.P.
Consulting Engineer:	Robert Kirkpatrick, P.E.

PUBLIC PORTION

Half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

ANTHONY LO BIANCO

Site Plan Waiver 0420-0164W

Block 3603; Lot 8

2007-11 Greenwood Lake Turnpike; LC Zone

JONI GONZALEZ

Site Plan Waiver #0420-0166W

Block 3603; Lot 7

2019 F Greenwood Lake Tpke.; LC Zone

APPLICATIONS

THOMAS L. SCALA, JR.
Amended Preliminary Subdivision #0310-1749A
Block 206; Lot 9
Hansen Lane; R-1 Zone
Request to amend preliminary subdivision to create 11 lots, 10 of which are building lots.

COMPLETE: 11-03-03
DEADLINE: 02-06-04

NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
Preliminary and Final Site Plan 0320-0135AB
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: 11-24-03
DEADLINE: 02-27-04

OMNIPOINT COMMUNICATIONS, INC.
Preliminary & Final Site Plan #0320-0141
Block 13602; Lot 7
1894 Route 23; LMI Zone
Request for preliminary and final site plan approval to install additional antennas on existing monopole.

COMPLETE: 12-16-03
DEADLINE: 02-05-04

CASTLE ROCK ESTATES, LLC
Preliminary Subdivision #0310-1958
Block 9901; Lot 7
870 Union Valley Road; R-1 Zone
Request to subdivide property to create 17 residential building lots.

COMPLETE: 12-18-03
DEADLINE: 03-22-04

DONALD E. EHRMANN
Minor Subdivision #0210-1945
Block 8101; Lot 25.01, 25.02 and 26
Cahill Cross Road; R-1 Zone
Request for time extension.

MEMORIALIZATIONS

RESOLUTION NO. 2004 – 1
Adoption of Resolution approving Attorney's contract

RESOLUTION NO. 2004 – 2
Adoption of Resolution approving Engineer's contract

THOMAS L. SCALA, JR.
ROCKBURN NORTH – PHASE 2
RESOLUTION NO. 2004 – 3

Preliminary Subdivision #0310-1959A

Block 206; Lot 9
Hansen Lane; R-1 Zone

MISCELLANEOUS

Copy of Resolution requesting an extension of time for a bikeway grant agreement – West Milford Bikeway Phases 1, 2, 3 and 4 received from Township Clerk. Adopted January 21, 2004.

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the July 23, 2003 and December 10, 2003 regular meetings and the January 8, 2004 reorganization meeting.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated January 14, 2004 from William H. Drew, P.P. to Kevin J. Byrnes, Township Administrator, regarding the status of the Bikeway Grant.

COMMUNICATIONS

Letters from the Passaic County Planning Board regarding the following applications:

Eagle Ridge at West Milford – Site Plan – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Approval of roadway improvement plan and sight distance analysis withheld pending receipt of additional information.

Eagle Ridge at West Milford – Preliminary and Final Plat – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Letter advising that a note must be added to the final plat prior to said plat being presented for signature.

Rockburn North I – Preliminary Plat – Block 206; Lot 9, Hansen Lane. Approval withheld pending receipt of additional information.

Rockburn North II – Preliminary Plat – Block 206; Lot 9, Hansen Lane. Approval withheld pending receipt of additional information.

New Heaven Mission – Site Plan – Block 12001; Lot 20, Macopin Road. Approval withheld pending receipt of additional information.

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4, Union Valley Road. Approval withheld pending receipt of additional information.

Whispering Pines Estates – Final Plat – Block 9801; Lot 28.01, 28.02 and 28.03, 843 Union Valley Road. Approval withheld pending receipt of additional information.

Eagle Ridge at West Milford – Site Plan – Block 5301; Lot 20, Block 5405; Lot 8, Cahill Cross Road. Approval withheld pending receipt of additional information.

AT&T Wireless (Apshawa Volunteer Fire Company) – Site Plan – Block 12501; Lot 26, 666 Macopin Road. Application approved.

Letter dated November 3, 2003 from McKittrick Engineering Associates, Inc. advising that Zanado Enterprises is applying for a transition area waiver for property located on Hanover Road; Block 901; Lot 3.

Letter dated October 23, 2003 from McKittrick Engineering Associates, Inc. advising that Mark Lindsay is applying for a transition area waiver for property located on Greenwood Lake Turnpike; Block 6404; Lot 1.02.

Notice received December 17, 2003 advising that Ludovico Ambrosia is applying for a Letter of Interpretation for property located on Landing Road, Block 2703; Lot 3.

Notice dated November 15, 2003 advising that Kenneth Claudio is applying for a General Permit for the installation of a septic system for property located at 428 Morsetown Road, Block 6001; Lot 8.

Notice dated January 23, 2004 advising that John P. Clarke is applying for a Letter of Interpretation, General Permit and Transition Area Waiver for property located on Maple Road, Block 10301; Lots 5, 6, 13.01 and 13.02.

ADJOURNMENT