

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**REGULAR MEETING  
AGENDA**

**JUNE 29, 2006**

**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: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith,  
Leslie Tallaksen, Kurt Wagner, Philip Weisbecker  
Alternates: Steven Castronova, Thomas Harraka  
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**

**AWISCO CORP.**

**Site Plan Waiver #0620-0246W**

Block 6002; Lot 36

26 Industrial Drive; LMI Zone

**APPLICATIONS**

**KERRY GREENE**

**Preliminary Subdivision #0110-1910**

**Bulk Variance # 0130-0501**

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Request for time extension

**DEMOTT POST**

**Minor Subdivision #0410-1971**

Block 12106; Lots 2 and 3  
802 and 810 Macopin Road; R-2 Zone  
Request for time extension

**VICTOR MARCHIAFAVA**

**Amended Minor Subdivision #0510-1972**

**Amended Variance #0530-0713**

Block 13602; Lot 7  
1894 Route 23 North; LMI Zone

COMPLETE: 04-03-06

DEADLINE: 08-01-06

**VICTOR MARCHIAFAVA**

**Preliminary & Final Site Plan #0520-0220AB**

**Variance #0530-0729**

1894 Route 23 North  
Block 13602; Lot 7 (to be known as Lot 7.02); LMI Zone

COMPLETE: 04-07-06

DEADLINE: 08-05-06

**MICHAEL ZUPP**

**Minor Subdivision #0610-1977**

**Variance # 0630-0734**

Block 12110; Lots 6 & 17  
463 Germantown Rd. & 9 Martha St.; R-2 Zone  
Relocation of lot line

COMPLETE: 04-26-06

DEADLINE: 08-24-06

**JACK & GERALDINE LIPARI**

**Amended Subdivision #0610-1936**

**Amended Variance #0630-0534**

Block 5306; Lot 4.02  
42 Lone Pine Lane, R-4 Zone

COMPLETE: 06-02-06

DEADLINE: 09-30-06

**MEMORIALIZATIONS**

**ESCO PRODUCTS, INC.**

**RESOLUTION No. 2006 – 17**

**Preliminary & Final Site Plan #0620-0240AB**

Block 15901; Lot 7  
171 Oak Ridge Road; LMI Zone

**APPROVED:** Preliminary and final site plan approval for the interior expansion of office space and reconfiguration of production area.

**MASTER PLAN**

**Adoption of Stormwater Management Plan as an Element of the Master Plan:**  
Public hearing.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **MISCELLANEOUS**

## **PLANNING DIRECTOR'S REPORT**

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

## **MINUTES**

Approval of minutes of the May 25, 2006 regular meeting.

## **COMMUNICATIONS**

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

Greene Valley Estates, Final Plat, Block 10001; Lots 14, 19, 20 and 23, Wooley Road.  
Final approval granted.

DeMott Post, Minor Subdivision, Block 12106; Lots 2 and 3, 810 Macopin Road.  
Additional information requested.

Notice that Thomas Scala is applying for an extension of existing permits for Freshwater Wetlands Statewide General Permit, Water Quality Certification, Waiver of Transition Area for Access; and, Letter of Verification and Line Verification for property known as Laurel Hollow, Block 5001; Lots 19, 20 and 21; Block 5006; Lots 10, 11; and, Block 5010; Lots 3 – 14.

Letter dated May 8, 2006 from Orange & Rockland Utilities, Inc. regarding the hazards and requirements for working in proximity of overhead transmission and distribution facilities.

Letter dated May 15, 2006 from Bryant Gonzalez, Esq., Weiner Lesniak LLP, advising that the Complaint filed by Castle Rock Estates, LLC against the Board has been dismissed with prejudice.

Notice dated May 4, 2006 advising that Paul and Patricia Schneider are applying for a General Permit for the replacement of a failed septic system for property located at 9 Melinda Lane, Block 2201; Lot 7.01.

Notice dated May 22, 2006 advising that Ralph and Mary Coppola are applying for a General Permit #1 for the replacement of existing bulkhead adjacent to State open water (Greenwood Lake) for property located at 30 Rocky Point Road; Lot 3512; Lot 10.

Copy of letter dated April 25, 2006 from William G. Dressel, Jr., Executive Director, the New Jersey State League of Municipalities to Lisa Jackson, Commissioner, Department of Environmental Protection requesting that he be included in any discussions with representative of the Highlands towns regarding the impact of the Highland's Act on real estate values and quality of life issues.

Notice dated March 12, 2006 advising that Rui Filipe is applying for a Letter of Interpretation for property located at 734 Macopin Road, Block 14001; Lots 11 and 12.

Notice dated May 25, 2006 advising that Stacey Gould is applying for a General Permit for the installation of a subsurface sanitary disposal system on property located at 16 Rosemont Avenue, Block 11302; Lot 34.

Memo dated June 13, 2006 from the Zoning Board of Adjustment regarding maintenance of the wireless telecommunications facility at the Apschawa Firehouse; testimony regarding tower strength.

Petition dated June 11, 2006 from residents of the Lincoln Hill Senior Housing Complex requesting the installation of sidewalks from the complex to the Shop Rite Shopping Center.

## **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

Notices that the following applicants have applied for a Highlands Applicability Determination:

Mary Barrett, 2001 Clinton Road, Block 807; Lot 4.

Thomas Santiago, Rockburn Pass, Block 5011; Lot 7

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2. Additional material submitted.

Vincent Lanza, 783 Macopin Road, Block 12110; Lot 5.01.

Vincent Lanza, 775 Macopin Road, Block 12108; Lot 1.

Determinations from the DEP regarding the following applications:

Omnipoint Wireless Telecommunications, Center Island Route 23, Block 14102; Lot 1. Exempt. Water Quality Management Plan – Not Addressed.

Village on Ridge (Section II), Ridge Road, Block 5203; Lots 1-14, 19-30; Block 5204, Lots 2-15; Block 5205; Lots 1-9; Block 5202; Lot 12, 6. Clarification received on limitation imposed on construction work.

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2. Technically incomplete.

Charles Russo, Layton Road, Block 1903; Lot 11. Exempt. Water Quality Management Plan – Consistent.

John Macellaro, Maple Road, Block 10817; Lot 4. Not Major Highlands Development. Water Quality Management Plan – Consistent.

Robert Coyman, Browns Point Plaza, 1975 Greenwood Lake Turnpike, Block 3610; Lot 26. Exemption #4. Water Quality Management Plan – Inconsistent.

Shiloh Bible Camp, Inc., 753 Burnt Meadow Road, Block 6002; Lot 47. Exemption #6. Water Quality Management Plan – Inconsistent.

## **ADJOURNMENT**