

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**JULY 6, 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:	Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker
Alternates:	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

#### 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

Final site plan approval for the construction of 100 townhouses

COMPLETE: 12-11-05

EXTENDED DEADLINE: 08-03-06

#### MEMORIALIZATIONS

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**MISCELLANEOUS**

**PLANNING DIRECTOR'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**MINUTES**

Approval of minutes of the June 5, 2006 special meeting.

**COMMUNICATIONS**

Copy of letter dated June 22, 2006 to James D. Roger, Passaic County Planning Board, from William Drew, Planning Director, re Urban Forestry Demonstration Project – Town Center Tree Planting and Landscape Program.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

Determinations from the DEP regarding the following applications:

Eugene Prais, 114 Dockerty Hollow Road; Block 8401; Lots 22 and 23. Exemption #1.  
Water Quality Management Plan – Consistent.

Vincent Lanza, Inwood, Block 12110; Lot 3.01. Technical Incompleteness.

Vincent Lanza, Inwood, Block 12110; Lot 5.03. Technical Incompleteness.

**ADJOURNMENT**