

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JANUARY 26, 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, Edward Orthouse, 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

KATTNER ENTERPRISES LLC
Site Plan Waiver #0620-0225W
Block 16605; Lot 22
3050 Route 23, HC Zone

APPLICATIONS

STEVEN & CHRISTINE CASTRONOVA
Minor Subdivision #0510-1973
Bulk Variance #0530-0702

COMPLETE: 10-28-05
DEADLINE: 02-25-06

Block 7213; Lot 1
12 Valley View Lane; R-2 Zone
Minor subdivision to subdivide Lot 1 into two lots to create one new building lot

GETTY PETROLEUM MARKETING, INC.
Minor Site Plan #0520-0217
Variance #0530-0714

COMPLETE: 11-15-05
DEADLINE: 03-15-06

Block 6701; Lot 8
1910 Union Valley Road; CC Zone
Installation of kiosk for attendants and metal bollards by the existing front gas island.

TCR NJ/PA LAND ACQUISITION L.P.
(VALLEY RIDGE)

COMPLETE: 12-11-05
DEADLINE: 02-25-06

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

MEMORIALIZATIONS

MARY BARRETT

Resolution No. 2006 - 3
Minor Subdivision #0510-1974
Variance #0530-0711

Block 807; Lots 1 and 4
2001 Clinton Road; LR Zone

APPROVED: Request to permit the subdivision of lot 4 into 2 lots to create one new building lot.

DEMOTT POST

Resolution No. 2006 - 4
Minor Subdivision #0410-1971

Block 12106; Lots 2 and 3
802 and 810 Macopin Road; R-2 Zone

APPROVED: Request for time extension.

THOMAS & CHRISTINE SCHNEIDER

Resolution No. 2006 - 5
Minor Subdivision #0410-1962

Variance #0430-0676
Block 2303; Lots 8 and 10

23 & 29 Gladstone Road; LR Zone

APPROVED: Request for time extension.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the December 8, 2005 and December 14, 2005 regular meeting.

COMMUNICATIONS

Copy of letter dated December 6, 2005 from Assemblyman Alex DeCroce to the Mayor and Council expressing his displeasure with the Administrative Order issued by the DEP to terminate plans for sewer and septic service in communities throughout the state.

Letter dated December 12, 2005 to Michael Tfank, Planning Board Chairman, advising that Passaic County is applying for a General Permit for the emergency repair to the roadway embankment and Clinton Road culvert over Clinton Brook.

Copy of letter dated December 13, 2005 from William Drew to the DEP submitting a grant application for the 2006 Recreational Trails Program.

Copy of letter dated December 19, 2005 from William Drew to the Council on Affordable Housing enclosing the Township Housing Element and Fair Share Plan and Township Council Resolution.

Notice dated December 20, 2005 advising that Richard Brands is applying for a General Permit for the installation of a subsurface sanitary disposal system for property located at 117 Germantown Road, Block 13704; Lot 9.

Letter dated December 22, 2005 from Stewart Surveying & Engineering, LLC enclosing a revised grading plan/septic design and Treatment Works Approval application for Geraldine Mines, Block 10901; Lot 10.01, Otterhole Road.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Letter dated December 14, 2005 from the DEP Division of Watershed Management advising that the application of Sprint Wireless for Highlands Determination for property located at 776 Warwick Turnpike, Block 1701; Lot 59 has been deemed exempt. The Northeast Water Quality Management Plan was not addressed.

Letter dated December 14, 2005 from the DEP Division of Watershed Management advising that the application of Omnipoint for Highlands Determination for property located at 776 Warwick Turnpike, Block 1701; Lot 59 has been deemed exempt. The Northeast Water Quality Management Plan was not addressed.

Letter dated December 13, 2005 from the DEP Division of Watershed Management advising that the application of Omnipoint for Highlands Determination for property located at 666 Macopin Road, Block 12501; Lot 26 has been deemed exempt. The Northeast Water Quality Management Plan was not addressed.

Letter dated December 16, 2005 from the DEP advising that the application for Lin Cellular Communications, LLC for property located at 333 Warwick Turnpike, Block 2802; Lot 2 has been approved for the construction of a wireless telecommunications facility.

Letter dated December 15, 2005 from the DEP Division of Watershed Management advising that the application of Omnipoint for Highlands Determination for property located on Dockerty Hollow Road, Block 8002; Lot 2 has been deemed exempt. The Northeast Water Quality Management Plan was not addressed.

ADJOURNMENT