

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

NOVEMBER 9, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

MARY BARRETT

Minor Subdivision #0510-1974

Variance #0530-0711

Block 807; Lots 1 and 4

2001 Clinton Road; LR Zone

Request to permit the subdivision of lot 4 into 2 lots

COMPLETE: 09-27-05

DEADLINE: 01-25-06

JACK LEVKOVITZ (VILLAGE ON RIDGE)
Amended Final Subdivision #0510-1744C
Section II
Block 5201; Lots 16, 19, 20
5303 1
Ridge Road; R-3 Zone

COMPLETE: 10-18-05
DEADLINE: 12-02-05

VICTOR MARCHIAFAVA
Minor Subdivision #0510-1972
Variance #0530-0713
Block 13602; Lot 7
1894 Route 23 North; LMI Zone
Request to subdivide Lot 7 to create two lots.

COMPLETE: 10-19-05
DEADLINE: 02-16-06

BEARFORT SHOPPING VILLAGE (PHASE II)
Formerly Thomas L. Scala (Rockport Shopping Center)
Preliminary Site Plan #89-11A
Block 7006, Lot 2
Union Valley Road; CC Zone
Request for time extension.

MEMORIALIZATIONS

K. HOVNIANIAN AT WEST MILFORD L.L.C.
(EAGLE RIDGE AT WEST MILFORD)
Resolution No. 2005 - 34
Final Site Plan #0320-0091B
Final Subdivision #0310-1929B
Block 5405; Lot 8

5301 20
Cahill Cross Road; R-1/PN Zone
DENIED: Request for extension of vesting period for Final Site Plan and Subdivision approval

MICHAEL & ROBERT VANDER PLOEG
Resolution No. 2005 - 36
Preliminary Site Plan #0220-0042
Block 16006; Lot 1
16007 4
16008 3
140 Oak Ridge Road; CC/R-4 Zones
GRANTED: One-year time extension.

X-TRA SPACE CENTER
Resolution No. 2005 - 37

Preliminary & Final Site Plan #0220-0127

Bulk Variance #0230-0589

Block 6902; Lot 17

54 White Road; CC Zone

GRANTED: One-year time extension.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Housing Element: Report.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

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

CLOSED SESSION

With respect to Maria Winter and Wolfgang Winter, by their Successor-in-Interest, K. Hovnanian at West Milford, LLC v. Township of West Milford and the Township of West Milford Planning Board, Docket No. PAS-L-4018-97. Resolution No. 2005 – 38.

COMMUNICATIONS

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

Battinelli Farm and Garden Center, Site Plan, Block 3907; Lots 1.01 and 1.02, 1611 Greenwood Lake Turnpike. Application approved.

Mobil Gas Station, Site Plan, Block 6701; Lot 8, 1910 Union Valley Road. Approval withheld pending receipt of additional information.

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

Notice received October 27, 2005 advising that Ernie & Barbara Suto are applying for a permit to re-align the stream on property located at 24 Dudley Street, Block 11001; Lot 58.

Notice received October 25, 2005 advising that Eugene Prais is applying for a General Permit for property located at 114 Dockerty Hollow Road, Block 8401; Lots 22 and 23.

Notice dated October 24, 2005 advising that Nicholas Sacelaris is applying for a General Permit for the replacement of a subsurface sewage disposal system on property located at 470 Otterhole Road, Block 11302; Lot 10.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

ADJOURNMENT

PB\Agendas\2005\11-09-05Reg