

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### REGULAR MEETING AGENDA

**JANUARY 26, 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 Aim Newspapers and the Record. 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 Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott,  
Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner  
Alternates: Matthew DeFede, Steve Castronova  
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

**JACK LEVKOVITZ (VILLAGE ON RIDGE-SECTION II)**  
**Amended Final Subdivision #0410-1744C**  
Block 5201; Lots 16, 19, 20  
5303 1  
Ridge Road; R-3 Zone

COMPLETE: 11-22-04  
DEADLINE: 02-06-05

**ROBERT SCHMIDT**  
**Minor Subdivision #0410-1965**  
**Bulk Variance #0430-0667**  
Block 2001; Lot 12  
11-13 Paterson Road; LR Zone  
Subdivide an existing lot with two houses into two separate lots.

COMPLETE: 12-02-04  
DEADLINE: 04-01-05

**GEORGE IV AND DIANA CLUFF**  
**Minor Subdivision #0410-1969**  
**Bulk Variance #0430-0685**

**COMPLETE:** 12-20-04  
**DEADLINE:** 04-19-05

Block 7212; Lot 4

7207 19

1665 Union Valley Road & 44 Shadowy Lane; R-2 and LR Zones

Subdivide to create a separate lot for an existing dwelling on Lot 4 and the annexation of a portion of Lot 4 to the adjoining property owner.

**MEMORIALIZATIONS**

**HELEN & ROBERT BAKER**  
**Resolution No. 2005 - 3**  
**Minor Subdivision #0410-1970**

Block 8802; Lot 52

41 Vreeland Road, R-2 Zone

Subdivide into two lots to create one new building lot.

**APPROVED:** Minor subdivision to subdivide into two lots to create one new building lot

**AT&T WIRELESS SERVICES, INC. (APSHAWA)**  
**Resolution No. 2005 - 4**  
**Preliminary & Final Site Plan #0320-0162AB**

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

Request for preliminary and final site plan approval to permit the collocation of antennas on an existing telecommunications tower.

**APPROVED:** Preliminary and final site plan to permit the collocation of antennas on an existing telecommunications tower

**AT&T WIRELESS SERVICES, INC. (LAKELAND)**  
**Resolution No. 2005 - 5**  
**Preliminary & Final Site Plan #0420-0163**

Block 14605; Lot 2

2727 Route 23; HC Zone

Request for preliminary and final site plan approval to permit the collocation of antennas on an existing telecommunications tower.

**APPROVED:** Preliminary and final site plan approval to permit the collocation of antennas on an existing telecommunications tower

**MICHAEL & CHRISTINE VANDER PLOEG**  
**Resolution No. 2005 - 6**  
**Minor Subdivision #0310-1955**  
**Bulk Variance #0330-0628**

Block 16006; Lot 1

Grove Street; R-4 Zone

Request for extension of time in which to file deeds.

**GRANTED:** Three-month extension of time in which to file deeds.

**MICHAEL & ROBERT VANDER PLOEG**  
**Resolution No. 2005 - 7**  
**Amended Preliminary Site Plan #9720-0042A**  
**Bulk Variance #0230-0560**

Block 16006; Lot 1  
16007 4  
16008 3

140 Oak Ridge Road; CC/R-4 Zones  
Request for time extension.

**GRANTED:** One-year time extension.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**Office Transition Zone** - Ordinance introduced and referred to Planning Board for recommendation

<u>Block/Lot</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>
7902/1	RPLS	R-1
7902/2	RPLS	R-1
7902/3	RPLS	R-1
7902/4	RPLS	R-1
7902/5	RPLS	Office Transition
7902/6	RPLS	Office Transition
7902/7	RPLS	Office Transition
7903/1	R-1	Office Transition
7903/4	R-1	Office Transition
7903/5	VC	Office Transition

**Proposed Zone Change** - Ordinance introduced and referred to Planning Board for recommendation

<u>Block/Lot</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>
6803/1	CC	R-4
6803/4	CC	R-4
6803/11	CC	R-4
6803/12	CC	R-4

**MISCELLANEOUS**

**Resolution 2005 – 8** memorializing the Board’s action to the Mayor and Council that the Environmental Commission retain responsibility regarding matters of open space as provided for in the Environmental Commission enabling legislation.

## **PLANNING DIRECTOR'S REPORT**

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

## **MINUTES**

Approval of minutes of the December 8, 2004 regular meeting.

## **COMMUNICATIONS**

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

Bald Eagle Commons, Site Plan, Block 5308; Lot 3, Cahill Cross Road. Approval withheld pending receipt of additional information.

DeMott Post, Minor Subdivision, Block 12106; Lots 2 and 3, 810 Macopin Road. Approval withheld pending receipt of additional information.

Eden Farms, Minor Subdivision, Block 7212; Lots 3 and 4, 1665 Union Valley Road. Approval withheld pending receipt of additional information.

AT&T Wireless (Eastern Propane), Site Plan, Block 16307; Lot 21, 364 Oak Ridge Road. Approval withheld pending receipt of additional information.

Verizon (Macopin Fire Company), site Plan, Block 9301; Lots 5 and 6, 1362 Macopin Road. Application approved.

Notice dated November 28, 2004 advising that Martin Richardsen is applying for a Letter of Interpretation for property located on Lebanon Road, Block 1604; Lot 1.02 West Milford Township and Block 161 Lot 19 in Vernon Township.

Notice dated December 8, 2004 from the New Jersey League of Municipalities regarding pending legislation on Brownfield Redevelopment and Local Control of Traffic Signage.

Memo dated December 21, 2004 to Kenneth Hawkswell requesting his attendance at the January 6, 2005 Planning Board meeting for the purpose of discussing Township policy regarding septic systems and DEP approvals.

Notice dated December 3, 2004 advising that Shoebox Storage LLC is applying for a Letter of Interpretation for property located at 140 Oak Ridge Road, Block 16006; Lot 1 and Block 16005; Lot 16.

Notice dated November 18, 2004 advising that Jack Hopley is applying for a General Permit for property located at 568 Macopin Road, Block 13401; Lot 9.

Notice from the New Jersey League of Municipalities regarding a draft resolution in opposition to a bill to expand local responsibilities under the condo services act.

Notice received November 30, 2004 advising that Ernest Oakes is applying for a Letter of Interpretation for property located on Burnt Meadow Road, Block 6002; Lot 44.03.

Copy of memo dated December 15, 2004 from Kevin J. Byrnes, Township Clerk, to the Mayor and Council enclosing a copy of the County of Passaic Cross-Acceptance III Report – Draft.

Memo dated December 20, 2004 from William Drew, Planning Director, to Richard Kunze, Township Administrator, regarding the Board's recommendations for the Capital Improvement Budget for 2005.

Copy of letter dated November 2, 2004 from William Drew, Planning Director, to Neil D. Muller, Director of Planning, Passaic County, regarding the draft Passaic County Cross-Acceptance Report dated October 2004.

Copy of letter dated December 2, 2004 from Keller & Kirkpatrick, Inc. advising that Passaic County is applying for a Stream Encroachment Permit and Verification of Statewide General Permit No. 10A for the replacement of Union Valley Road Bridge Structure #1600-434 over Green Brook.

Copy of letter dated December 13, 2004 from William Drew, Planning Director, to the Department of Environmental Protection, submitting a grant application for the 2005 Recreational Trails Program.

Copy of letter dated January 7, 2005 from William Drew, Planning Director, to Steve Edmond, Passaic County Engineer, regarding bids for the repair/replacement of the roof of the historic structure, Tichenor House.

Notice dated January 5, 2005 from Donohue engineering advising that the County of Passaic is applying for a Stream Encroachment Permit for the replacement of Clinton Road Structure No. 1600-177 over Mossman's Brook.

## **ADJOURNMENT**