

**MEETING CANCELLED**  
**ALL MATTERS CARRIED TO FEBRUARY 5, 2004**

**TOWNSHIP OF WEST MILFORD**

**PLANNING BOARD**

**REGULAR MEETING  
AGENDA**

**JANUARY 28, 2004  
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 Aims 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.*

**ROLL CALL**

Regular Members:	Joseph Di Donato, Joseph Elcavage, James O'Bryant, Edward Orthouse, Leslie Tallaksen, Andrew Tynan, Kurt Wagner
Alternates:	Matthew DeFede,
Chairman:	Michael Tfank
Board Attorney:	Glenn Kienz, Esq.
Planning Director:	William Drew, P.P.
Consulting Engineer:	Robert Kirkpatrick, P.E.

**PUBLIC PORTION**

Half-hour reserved.

**SITE PLAN WAIVER APPLICATIONS**

**ANTHONY LO BIANCO**  
**Site Plan Waiver 0420-0164W**  
Block 3603; Lot 8  
2007-11 Greenwood Lake Turnpike; LC Zone

**APPLICATIONS**

**THOMAS L. SCALA, JR.**

COMPLETE: 11-03-03

**Amended Preliminary Subdivision #0310-1749A** DEADLINE: 02-06-04

Block 206; Lot 9

Hansen Lane; R-1 Zone

Request to amend preliminary subdivision to create 11 lots, 10 of which are building lots.

**THOMAS L. SCALA, JR.**

COMPLETE: 12-19-03

**ROCKBURN NORTH – PHASE 2**

DEADLINE: 02-02-04

**Preliminary Subdivision #0310-1959A**

Block 206; Lot 9

Hansen Lane; R-1 Zone

Request to subdivide to create 9 building lots.

**NEW YORK SMSA LIMITED PARTNERSHIP**

COMPLETE: 11-24-03

**d/b/a VERIZON WIRELESS**

DEADLINE: 02-27-04

**Preliminary and Final Site Plan 0320-0135AB**

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

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

**OMNIPOINT COMMUNICATIONS, INC.**

COMPLETE: 12-16-03

**Preliminary & Final Site Plan #0320-0141**

DEADLINE: 01-30-04

Block 13602; Lot 7

1894 Route 23; LMI Zone

Request for preliminary and final site plan approval to install additional antennas on existing monopole.

**CASTLE ROCK ESTATES, LLC**

COMPLETE: 12-18-03

**Preliminary Subdivision #0310-1958**

DEADLINE: 03-22-04

Block 9901; Lot 7

870 Union Valley Road; R-1 Zone

Request to subdivide property to create 17 residential building lots.

**DONALD E. EHRMANN**

**Minor Subdivision #0210-1945**

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

Request for time extension.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2004 – 1**

Adoption of Resolution approving Attorney's contract

**RESOLUTION NO. 2004 – 2**

Adoption of Resolution approving Engineer's contract

## **MISCELLANEOUS**

### **ORDINANCES REFERRED FROM COUNCIL PLANNING DIRECTOR'S REPORT**

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

### **MINUTES**

Approval of minutes of the July 23, 2003 and December 10, 2003 regular meetings and the January 8, 2004 reorganization meeting.

### **STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL**

Memo dated January 14, 2004 from William H. Drew, P.P. to Kevin J. Byrnes, Township Administrator, regarding the status of the Bikeway Grant.

### **COMMUNICATIONS**

Letters from the Passaic County Planning Board regarding the following applications:

Eagle Ridge at West Milford – Site Plan – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Approval of roadway improvement plan and sight distance analysis withheld pending receipt of additional information.

Eagle Ridge at West Milford – Preliminary and Final Plat – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Letter advising that a note must be added to the final plat prior to said plat being presented for signature.

Rockburn North I – Preliminary Plat – Block 206; Lot 9, Hansen Lane. Approval withheld pending receipt of additional information.

Rockburn North II – Preliminary Plat – Block 206; Lot 9, Hansen Lane. Approval withheld pending receipt of additional information.

New Heaven Mission – Site Plan – Block 12001; Lot 20, Macopin Road. Approval withheld pending receipt of additional information.

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

Letter dated November 3, 2003 from McKittrick Engineering Associates, Inc. advising that Zanado Enterprises is applying for a transition area waiver for property located on Hanover Road; Block 901; Lot 3.

Letter dated October 23, 2003 from McKittrick Engineering Associates, Inc. advising that Mark Lindsay is applying for a transition area waiver for property located on Greenwood Lake Turnpike; Block 6404; Lot 1.02.

Notice received December 17, 2003 advising that Ludovico Ambrosia is applying for a Letter of Interpretation for property located on Landing Road, Block 2703; Lot 3.

Notice dated November 15, 2003 advising that Kenneth Claudio is applying for a General Permit for the installation of a septic system for property located at 428 Morsetown Road, Block 6001; Lot 8.

## **ADJOURNMENT**

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

Addendum to Agenda

**JANUARY 28, 2004**  
Regular Meeting

Following is a list of previous Staff Reports and Memos sent to the Township Manager/Council:

Memo dated May 25, 2001 to Kenneth Hetrick re: Tree Ordinance Amendments.

Memo dated September 19, 2001 to Kenneth Hetrick Responding to his memo dated September 19, 2001 requesting suggestions or concerns regarding compatibility of Smart Growth consultants' proposal and the grant contract between the State and Township.

Memo from Planner forwarding state vouchers for requesting payment of funds for the Smart Growth grant.

Memo from William Drew to the Smart Growth Committee providing comments requested at the Committee's January 21, 2002 meeting.

Memo to Manager responding to questions concerning the scope of the traffic study to be performed as part of the Smart Growth Grant.

Memo to Manager responding to questions concerning charges from T & M Associates that may not be warranted in light of the Planning Department's work.

Memo from William Drew to Kenneth Hetrick, Township Manager, responding to questions regarding T & M's billing for Smart Growth.

Memo dated September 13, 2002 to the Township Council advising that the Board would provide a full report on the request to review R-1 Zone along Union Valley Road in the Crescent Park area when the ordinance is introduced by Council.

Memo dated November 18, 2002 to Township Clerk recommending Township Council introduce an Ordinance amending Chapter 17, Land Subdivision and Site Plan Review: Checklists, Provision for Minor Site Plan Review.

Memo dated November 27, 2002 to Kenneth Hetrick, Township Manager, advising that the bikeway application for phases one through four with updated engineering cost estimates would be available for the December 4 Council meeting.

Memo dated December 3, 2002 to the Township Council enclosing the updated engineering cost estimates for the bikeway.

Memo dated December 9, 2002 to Kenneth Hetrick regarding a public hearing on the Township Housing Element, COAH Substantive Certification Proposed Plan Amendment Summary.

Memo dated January 10, 2003 to Kenneth Hetrick regarding time extension for Smart Growth Grant.

Memo dated January 13, 2002 to Kenneth Hetrick, Township Manager, regarding request to donate properties known as Block 3608; Lot 11, Block 3605; Lot 11.02 and Block 3704; Lot 17 to the Township.

Memo dated March 5, 2003 from William Drew to Kenneth Hetrick regarding the 2002 reimbursement of escrow charges for staff reviews, etc.

Memo dated March 10, 2003 to Kenneth Hetrick from William Drew advising of the public hearing held on February 26, 2003 with regard to amending the Township housing element.

Memo dated May 30, 2003 from Kenneth Hetrick, Township Manager, to William Drew regarding submittal of Smart Growth reports by T&M.

Copy of memo dated June 2, 2003 from William Drew to Kenneth Hetrick, Township Manager, responding to his memo of May 28, 2003 regarding the Redevelopment Land Contract.

Copy of memo dated June 5, 2003 from William Drew to Kenneth Hetrick, Township Manager advising that the information to be submitted to the Planning Department by T&M, the consultant for the Smart Growth grant, was not in the requested format.

Memo dated September 17, 2003 to Kenneth Hetrick, Township Manager, notifying the Township Council of a mis-statement in the notice advertising the Council's Public Forum Meeting to be held September 22, 2003.