

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

OCTOBER 22, 2003

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: Paul Donoghue, Ada Erik, Andrew Gargano, James O'Bryant, Edward Orthouse, Andrew Tynan, Kurt Wagner, Philip Weisbecker.
Alternates: Leslie Tallaksen, Kathleen Caren.
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

MARCO SILVESTRI

Site Plan Waiver # 0320-0154W

Block 14605; Lot 4.04

2713 Route 23 South; HC Zone

APPLICATIONS

MARK LINDSAY

Preliminary and Final Site Plan #0220-0130

Block 6404; Lot 1.02

Greenwood Lake Turnpike; CC Zone

Construct new office/storage building for plumbing business.

COMPLETE: 07-02-03

DEADLINE: 11-15-03

MICHAEL & CHRISTINE VANDER PLOEG
Minor Subdivision #0310-1955
Bulk Variance #0330-0628

COMPLETE: 08-18-03
DEADLINE: 12-16-03

Block 16006; Lot 1
Grove Street; CC & R-4 Zones
Application for subdivision with variance relief to create 1 residential building lot.

LINDSAY PLUMBING AND HEATING
Minor Subdivision #0210-1948
Bulk Variance #0130-0596

Block 7701; Lot 2
Union Valley Road; R-1 Zone
Request for time extension for filing of deeds.

YOUR HOME TEAM, L.L.C.
Preliminary Subdivision #0210-1949A

Block 9801; Lots 28.01; 28.02 and 28.03
Union Valley Road; R-1 Zone
Request to consult with the Board regarding the conditions of approval of Resolution 2003 – 9 for the subdivision approval granted.

MEMORIALIZATIONS

JULIUS CARPIGNANO
Resolution No. 2003 - 22
Minor Subdivision #0110-1942

Block 5301; Lots 42.02 and 45
Morsetown Road; R-3 Zone
DENIED: Request to subdivide existing lot to create two new residential building lots.

K. HOVNANIAN AT WEST MILFORD L.L.C.
(EAGLE RIDGE AT WEST MILFORD)
Resolution No. 2003 - 23
Amended Preliminary Site Plan #0320-0091A

Block 5405; Lot 8
5301 20
Cahill Cross Road; R1/PN Zone
APPROVED: Amended preliminary site plan for the construction of 280 townhouses.

K. HOVNANIAN AT WEST MILFORD L.L.C.
(EAGLE RIDGE AT WEST MILFORD)
Resolution No. 2003 - 24
Final Site Plan #0320-0091B

Block 5405; Lot 8
5302 20
Cahill Cross Road; R1/PN Zone
APPROVED: Final site plan for the construction of 280 townhouses.

**K. HOVNANIAN AT WEST MILFORD L.L.C.
(EAGLE RIDGE AT WEST MILFORD)**

Resolution No. 2003 – 25

Final Subdivision #0310-1929B

Block 5405; Lot 8

5303 20

Cahill Cross Road; R1/PN Zone

APPROVED

JACK LEVKOVITZ (VILLAGE ON RIDGE)

Resolution No. 2003 - 27

Final Subdivision #0310-1744B

Section I

Block 5303; Lot 1

5201; 19, 20

Ridge Road; R-3 Zone

APPROVED: Final subdivision for Section I consisting of 10 lots.

Amendment to West Milford Master Plan; Land Use Element and Land Use Plan:
Adoption of Resolution 2003 – 26.

MISCELLANEOUS

Wireless Telecommunications Ordinance: Recommendation to Council to introduce Ordinance.

Eagle Ridge at West Milford: Review of Stream Water Quality Monitoring Plan submitted by applicant pursuant to a condition of approval.

ORDINANCES REFERRED FROM COUNCIL

Ordinance to rezone properties from R-3 residential to R-4 residential – Union Valley Road. Recommendation to Council.

Ordinance to rezone property from R-1 residential to R-4 residential – Union Valley and Stephens Road. Recommendation to Council.

Ordinance to rezone properties from SHD/R-2, R-1/PN and R-2 residential to R-4 residential – Union Valley, Macopin and Wooley Roads. Recommendation to Council.

Ordinance to establish a new RPLS – Residential and Professional/Limited Services Zone district and rezone properties along Union Valley Road from R-1 residential to RPLS. Recommendation to Council.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

STAFF REPORTS/MEMOS FROM TOWNSHIP MANAGER

Memo dated October 7, 2003 from Township Manager transmitting the Smart Growth survey questionnaire forms completed by residents relating to the Smart Growth Study.

COMMUNICATIONS

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

Lindsay Plumbing and Heating – Minor Subdivision – Block 7701; Lot 2, Union Valley Road. Approval withheld pending receipt of additional information.

Notice dated July 22, 2003 advising that Michael Costello is applying for a Letter of Interpretation and General Permit for property located at Lincoln and Tintle Avenues, Block 6403; Lot 1.2.

Notice dated September 26, 2003 advising that Vincent Lanza is applying for a Transition Area Waiver for property located on Vanessa Court, Block 6002; Lots 2.01, 2.02 and 2.03.

Notice dated September 29, 2003 advising that Adelaid Gisler is applying for a General Permit for property located at 41 Schofield Road, Block 11501; Lot 3.

Letter dated September 24, 2003 from Groundwater & Environmental Services, Inc. advising that the Exxon Mobil Corporation is applying for a Treatment Works Approval for property located at 1367 Union Valley Road, Block 7508; Lot 16.

Copy of *High Ground* the Highlands Coalition News from ANJEC/Fall 2003.

ADJOURNMENT