

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### WORKSHOP AGENDA

**November 6, 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 workshop 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, Michael Tfank, Andrew Tynan, Kurt Wagner, Philip Weisbecker.  
Alternates: Leslie Tallaksen, Kathleen Caren.  
Planning Director: William Drew, P.P.  
Principal Planner: Linda Lutz, P.P.  
Planning Board Engineer: Robert Kirkpatrick, P.E.  
GIS Specialist: Robert Sparkes.

### MASTER PLAN SUBCOMMITTEE

**Lakes Committee** - Representative invited to present findings and recommendations of the Committee to the Planning Board.

### SITE PLAN WAIVER APPLICATIONS

#### MARCO SILVESTRI

**Site Plan Waiver # 0320-0154W**

Block 14605; Lot 4.04

2713 Route 23 South; HC Zone

#### CHRIS CAPLANIS

**Site Plan Waiver #0320-0155W**

Block 15804; Lot 15

2915 Route 23 South; CC Zone

#### WHITE MOUNTAIN REALTY

**Site Plan Waiver #0320-0156W**

Block 6303; Lot 17

1542 Union Valley Road; VC Zone

## **APPLICATIONS**

**DOUGLAS J. McMILLIN (RITA'S ITALIAN ICES)**  
**2<sup>ND</sup> Amended Preliminary and Final Site Plan**  
**#0320-0128AB**

COMPLETE: 10-01-03  
DEADLINE: 01-29-04

**Bulk Variance #0330-0637**

Block 3503; Lot 23  
1939 Union Valley Road; CC Zone  
Proposed Free Standing Business Sign

## **ORDINANCES REFERRED FROM 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.

## **MISCELLANEOUS**

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

**FAR** in Lake Residential zones.

## **PROPOSED ORDINANCES**

**Office Zone** – Draft ordinance. Creation of a transition zone that would permit less intensive business uses than those uses permitted in the Village Commercial Zone. Discussion.

## **ADJOURNMENT**