

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JULY 23, 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, James O'Bryant, Edward Orthouse,
Robert Szuszkowski, 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

THEODORE TSIMPEDES

Site Plan Waiver #0320-0143W

Block 14104; Lot 1
2038 Rte 23, HC Zone

JACK JAUST

Site Plan Waiver #0320-0144W

Block 16005; Lot 12
96 Oak Ridge Road; CC Zone

MICHAEL & LEONARD SPITZER

Site Plan Waiver #0320-0145W

Block 6803; Lot 1
81 Warwick Turnpike; CC Zone

APPLICATIONS

JULIUS CARPIGNANO COMPLETE: 07-02-03
Minor Subdivision #0110-1942 DEADLINE: 08-16-03
Block 5301; Lots 42.02 and 45
Morsetown Road; R-3 Zone
Request to subdivide existing lot to create two new residential building lots.

MARK LINDSAY COMPLETE: 07-02-03
Preliminary and Final Site Plan #0220-0130 DEADLINE: 08-16-03
Block 6404; Lot 1.02
Greenwood Lake Turnpike; CC Zone
Construct new office/storage building for plumbing business.

K. HOVNANIAN AT WEST MILFORD L.L.C. COMPLETE: 07-08-03
(EAGLE RIDGE AT WEST MILFORD) DEADLINE: 10-11-03
Amended Preliminary Site Plan #0320-0091A
FINAL SITE PLAN #0320-0091B
Final Subdivision #0310-1929B
Block 5405; Lot 8
5301 20
Cahill Cross Road; R1/PN Zone
Application for the construction of 280 townhouses.

CLIFFWOOD LAKES ESTATES
RESOLUTION No. 2003 - 21 COMPLETE: 10-10-02
Preliminary Subdivision #0210-1946A DEADLINE: 02-07-03
Bulk Variance #0230-0590 EXTENDED TO: 08-01-03
Block 17001; Lot 17
Canistear Road; R-4 Zone
Application for subdivision with variance relief requested to subdivide existing lot to create 10 residential building lots. Dismiss without prejudice.

MEMORIALIZATIONS

CHARLES ALESSANDRINI
Resolution No. 2003 - 16
Preliminary & Final Site Plan 0320-0136AB
Bulk Variance #0330-0634
Block 16605; Lot 22
3050 Route 23; HC Zone
APPROVED: Preliminary and final site plan for the construction of 19,833 sq. ft. business/warehouse buildings.

DONALD E. EHRMANN

Resolution No. 2003 - 17

Minor Subdivision #0210-1945

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

APPROVED: Application to subdivide a lot and annex half to each of two existing lots.

KERRY GREENE

Resolution No. 2003 - 18

Preliminary Subdivision #0110-1910

Bulk Variance # 0130-0501

De Minimis Exception to request reduction of right-of-way width

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

APPROVED: Subdivision with variance relief to subdivide four existing lots to create 17 residential building lots.

JACK LEVKOVITZ (VILLAGE ON RIDGE)

Resolution No. 2003 - 19

Final Subdivision #0310-1744B

Bulk Variance #0330-0633

Block 5303; Lot 1

5201; 16, 19, 20

Ridge Road; R-3 Zone

APPROVED: Final subdivision with variances.

DOUGLAS J. McMILLIN (Rita's Italian Ices)

Resolution No. 2003 - 20

Amended Preliminary and Final Site Plan #0320-0128AB

Block 3503; Lot 23

1939 Union Valley Road; CC Zone

APPROVED: Amendments to approved site plan.

MISCELLANEOUS

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the July 9, 2003 reorganization meeting.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

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

Village on Ridge – Preliminary and Final Subdivision – Block 5201; Lots 16, 19, 20 and Block 5303; Lot 1, Ridge Road. Approval withheld pending receipt of additional information.

Rita's Italian Ice – Site Plan – Block 3503; Lot 23, 1939 Union Valley Road. Plan approved unconditionally.

Shoebox Storage – Minor Subdivision – Block 16006; Lot 1, 140 Oak Ridge Road. Plan approved unconditionally.

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

Notice dated June 30, 2003 advising that Morris County Division of Engineering, DPW is applying for a Minor Stream Encroachment Permit for the replacement of Bridge No. 140 located on the Paterson Hamburg Turnpike over the Pequannock River.

Notice received July 1, 2003 advising that Your Home Team Builders is applying for a Treatment Works Approval for property known as Block 2705; Lot 6, Lakeshore Drive.

Copy of The Highlands Coalition publication *High Ground* for Summer 2003.

Letter dated July 9, 2003 from Susan Bass Levin, Commissioner, Department of Community Affairs, advising that the deadline for the Township petition for center designation has been extended to June 30, 2004.

ADJOURNMENT

