

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

SEPTEMBER 24, 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

ZANADO ENTERPRISES

Site Plan Waiver #0320-0149W

Block 6504; Lot 13
Marshal Hill Road; CC Zone

APRIL STEARNS

Site Plan Waiver #0320-0150W

Block 14104; Lot 1
2038 Route 23 North; HC Zone

HEATHER AND SHAWN LISA

Site Plan Waiver #0320-0151W

Block 6401; Lot 1
1590-1610 Union Valley Road; CC Zone

KIMBERLY COSLET
Site Plan Waiver #0320-0152W
Block 703; Lot 2
551 Warwick Turnpike; NC Zone

APPLICATIONS

JACK LEVKOVITZ (VILLAGE ON RIDGE) COMPLETE: 09-18-03
Amended Final Subdivision #0310-1744B DEADLINE: 11-02-03
Section I
Block 5303; Lot 1
5201; 19, 20
Ridge Road; R-3 Zone

MARK LINDSAY COMPLETE: 07-02-03
Preliminary and Final Site Plan #0220-0130 DEADLINE: 11-15-03
Block 6404; Lot 1.02
Greenwood Lake Turnpike; CC Zone
Construct new office/storage building for plumbing business.

MICHAEL & CHRISTINE VANDER PLOEG COMPLETE: 08-18-03
Minor Subdivision #0310-1955 DEADLINE: 12-16-03
Bulk Variance #0330-0628
Block 16006; Lot 1
Grove Street; CC & R-4 Zones
Application for subdivision with variance relief to create 1 residential building lot.

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.

MISCELLANEOUS

Amendment to West Milford Master Plan; Land Use Element and Land Use Plan:
Public hearing.

Wireless Telecommunications Ordinance: Recommendation to Council to introduce Ordinance.

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

Report to Board regarding regulating on-street parking in connection with private docks in Upper Greenwood Lake.

MINUTES

Approval of minutes of the July 30, 2003 special meeting.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

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.

COMMUNICATIONS

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

Scott Leonescu – Preliminary Subdivision – Block 9801; Lots 28.01, 28.02, 28.03, 843 Union Valley Road. Approval withheld pending receipt of additional information.

Inserra/West Milford LLC – Minor Subdivision – Block 6303; Lot 13, 45 Marshal Hill Road. Approval withheld pending receipt of additional information.

Village on Ridge – Preliminary and Final Subdivision – Block 5201; Lots 16, 19, 20 and Block 5303; Lot 1, Ridge Road. Preliminary and final approval granted.

Montesano and Curcio – Minor Subdivision – Block 9501; Lot 2, 1455 Macopin Road. Approval withheld pending completion of required work.

DeMille Estates – Preliminary Subdivision – Block 12001; Lots 16, 18 and 19, Weaver Road. Approval withheld pending receipt of additional information.

Inserra/West Milford LLC – Minor Subdivision – Block 6302; Lot 13, 45 Marshal Hill Road. Approval withheld pending receipt of additional information.

Scott Leonescu – Preliminary Subdivision – Block 9801; Lots 28.01, 28.02, 28.03, 843 Union Valley Road. Approval withheld pending receipt of additional information.

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

Eagle Ridge at West Milford – Preliminary and Final Subdivision – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Approval withheld pending receipt of additional information.

Notice received August 11, 2003 advising that New Heaven Mission, Inc. is applying for a Letter of Interpretation for property located on Weaver Road, Block 12001; Lot 20.

Copy of letter dated August 6, 2003 from Linda M. Lutz, Principal Planner, to NJDEP Land Use Regulation Program enclosing a copy of Memorializing Resolution No. 2003 – 18 in accordance with the conditions of approval for the preliminary subdivision application of Kerry Greene.

Letter dated August 7, 2003 from the NJDEP in response to a request by Thomas Scala for a Letter of Interpretation for property known as Block 206; Lot 9 advising that wetlands on the property are of exceptional resource value.

Letter dated August 8, 2003 from the NJDEP in response to a request for a Letter of Interpretation/Line Verification by Union Valley One for property 6402; Lot 3 advising that wetlands on the property are of intermediate and exceptional resource values.

Letter dated July 30, 2003 from NJDEP Bureau of Nonpoint Pollution Control, Division of Water Quality regarding a public comment period for a draft NJ Pollutant Discharge Elimination System for a Stormwater Discharge New Master General Permit.

Notice received August 29, 2003 from the League of Municipalities providing an update on the NJ Family Home Occupation Act (Home Based Business bill).

Notice dated August 27, 2003 from Patricia A. Lycosky, Township Clerk, Township of Vernon, advising that Town Center Designation was received on July 16, 2003.

Letter dated September 15, 2003 from Gerald Gardner & Associates advising that Bruce Patrano is applying for a treatment Works Approval for property known as Block 3705; Lots 27.01 and 27.02, 31 Olcott Road.

ADJOURNMENT