

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

MAY 25, 2006

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 Herald News and Suburban Trends 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

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| Regular Members: | James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker |
| Alternates: | Steven Castronova, Thomas Harraka |
| Chairman: | Michael Tfank |
| Board Attorney: | Glenn Kienz, Esq. |
| Planning Director: | William Drew, P.P. |
| Consulting Engineer: | Robert Kirkpatrick, P.E. |

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

JACK LONGO

Site Plan Waiver #0620-0242W

Block 16004; Lot 1

16006; 15

140 Oak Ridge Road, CC Zone

EKHO WALKER

Site Plan Waiver # 0620-0243W

Block 5708; Lot 4

54 Marshall Hill Road; CC Zone

GEORGE PETROU

Site Plan Waiver #0620-0245W

Block 3906; Lot 2
1555 Greenwood Lake Turnpike; LMI Zone

APPLICATIONS

VICTOR MARCHIAFAVA

Amended Minor Subdivision #0510-1972

Amended Variance #0530-0713

Block 13602; Lot 7
1894 Route 23 North; LMI Zone

COMPLETE: 04-03-06

DEADLINE: 08-01-06

VICTOR MARCHIAFAVA

Preliminary & Final Site Plan #0520-0220AB

Variance #0530-0729

1894 Route 23 North
Block 13602; Lot 7 (to be known as Lot 7.02); LMI Zone

COMPLETE: 04-07-06

DEADLINE: 08-05-06

MICHAEL ZUPP

Minor Subdivision #0610-1977

Variance # 0630-0734

Block 12110; Lots 6 & 17
463 Germantown Rd. & 9 Martha St.; R-2 Zone
Relocation of lot line

COMPLETE: 04-26-06

DEADLINE: 08-24-06

ESCO PRODUCTS, INC.

Preliminary & Final Site Plan #0620-0240AB

Block 15901; Lot 7
171 Oak Ridge Road; LMI Zone

Request for the interior expansion of office space and reconfiguration of production area.

COMPLETE: 05-05-06

DEADLINE: 06-19-06

MEMORIALIZATIONS

THOMAS A. CELANO

Resolution No. 2006 - 12

Minor Subdivision #0410-1960

Bulk Variance #0430-0669

Block 5309; Lot 1
Cahill Cross Road; R-2 Zone

APPROVED: Request for time extension.

JACK JAUST

Resolution No. 2006 - 13

Preliminary and Final Site Plan #0520-0222AB

Bulk Variance #0530-0721

Block 16005; Lot 12
96 Oak Ridge Road

APPROVED: Preliminary and final site plan approval for a paved parking lot and driveway.

MASTER PLAN

Adoption of Open Space Plan as an Element of the Master Plan: Public hearing.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Planning Board By-Laws: Discussion on amendments to by-laws.

Stormwater Quality Regulations: Discussion.

Lake Committee: Discussion on appointment of Planning Board liaison to the committee.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the March 23, 2006 and May 4, 2006 regular meetings.

COMMUNICATIONS

Notice dated April 21, 2006 advising that Henry Peterson is applying for a General Permit for the repair of a malfunctioning septic disposal system for property located at 77 Lake Arcadia Road, Block 12501; Lot 13.

Notice dated April 22, 2006 advising that Michael Fitzpatrick is applying for Treatment Works Approval for a subsurface sewage disposal system for property located on Upper High Crest Road, Block 13102; Lot 37.

Notice dated April 12, 2006 advising that Judith Hascup is applying for a Letter of Interpretation for property located at 430 Ridge Road, Block 5401; Lot 3.

Notice dated April 28, 2006 from MAP Engineering advising that Gregorio Hernandez is applying for a General Permit #25 for the alteration to a subsurface disposal system for property located at 534 Macopin Road, Block 13401; Lots 12 and 13.

Copy of letter dated May 12, 2006 from William Drew, Planning Director, to Neil Muller, Passaic County Planning Director, regarding a consultant for visioning sessions concerning the Township streetscape project.

Copy of memo dated May 16, 2006 from William Drew, Planning Director, to Richard Kunze, Township Administrator, regarding a review of development applications by the Greenwood Lake Commission.

Notice dated May 1, 2006 advising that Tim and Elizabeth McCoy are applying for a General Permit for the cutting or clearing of trees and expansion of existing pavement, buildings, or other structures for property located at 8 Jamesburg Road, Block 2313; Lot 13.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notices that the following applicants have applied for a Highlands Applicability Determination:

Geraldine Mines & Sharon Mines, Otterhole Road, Block 10901; Lot 10.01.

Determinations from the DEP regarding the following applications:

Eugene Prais, 114 Dockerty Hollow Road, Block 8401; Lots 22 and 23. Notice of Technical Incompleteness.

Violation Notices

Evergreen Farms, 1750 Union Valley Road, Block 6402; Lot 5.

ADJOURNMENT

PB\Agendas\2005\05-25-06Reg

See Addendum below

Addendum to Agenda

TOWNSHIP OF WEST MILFORD PLANNING BOARD

**MAY 25, 2006
Regular Meeting**

MISCELLANEOUS

Consideration of special counsel with respect to the application for Final Site Plan #0220-0041B; TCR NJ/PA Land Acquisition L.P. (Valley Ridge); Block 8002; Lot 4, Union Valley Road; R-1/PN Zone and its pending litigation. Resolution No. 2006 – 14.