

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

DECEMBER 10, 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

APPLICATIONS

ROCKBURN NORTH

THOMAS L. SCALA, JR.

Amended Preliminary Subdivision #0310-1749A

Phase I

Block 206; Lot 9

Hansen Lane; R-1 Zone

Request to amend a previously approved preliminary subdivision known as Clinton Woods,
which consisted of 29 lots, to create 11 lots.

COMPLETE: 11-03-03
DEADLINE: 02-06-04

MEMORIALIZATIONS

MICHAEL & CHRISTINE VANDER PLOEG

Resolution No. 2003 - 30

Minor Subdivision #0310-1955

Bulk Variance #0330-0628

Block 16006; Lot 1

Grove Street; CC & R-4 Zones

APPROVED: Application for subdivision with variance relief to create 1 residential building lot.

DOUGLAS J. McMILLIN (RITA'S ITALIAN ICES)

Resolution No. 2003 - 31

2ND AMENDED Preliminary and Final Site Plan

#0320-0128AB

Bulk Variance #0330-0637

Block 3503; Lot 23

1939 Union Valley Road; CC Zone

APPROVED: Application to erect a free standing sign with a front yard setback variance.

THOMAS SCALA (LAUREL HOLLOW)

Resolution No. 2003 - 32

Preliminary Subdivision #0010-1925

Block 5001; Lots 19, 20, 21

Block 5006; Lots 10 and 11

Rockburn Pass; R-4 Zone

APPROVED: Request for one-year time extension.

MISCELLANEOUS

ORDINANCES REFERRED FROM COUNCIL

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

Block 14601; Lots 5 & 6

Block 14602; Lots 1-6

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

Block 7701; Lots 1-7, 9-11, 18 & part of 19

Block 9801; Lots 1, 2, 4, 28.01, 28.02, 28.03 & 29

Block 9901; Lots 2-7

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.

Block 9901, Lots 8-13, 14.01, 14.02, 14.03, 15-19; 20, 21, 22;
Block 8509, part of Lot 1; 2-23, 24.01, 24.02, 25-39;
Block 8501, Lots 20-28
Block 8502, Lot 1;
Block 8503, Lot 1;
Block 8504, Lot 1;
Block 8505, Lots 1-18;
Block 8506, Lots 1-12;
Block 8507, Lot 1
Block 8508, Lots 1-3;
Block 8510, Lots 1-9
Block 9901, Lots 23.01, 26, 27

Wireless Telecommunications Ordinance: Recommendation to Council.

Spruce Street Right-of-Way Vacation: Recommendation to Council.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

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

Rita's Italian Ice – Final Site Plan – Block 3503; Lot 23, 1939 Union Valley Road.
Notice that all work has been completed and there is no objection to a permanent Certificate of Occupancy being issued.

Forest Glen – Preliminary Subdivision – Block 9901; Lot 7, 870 Union Valley Road.
Approval withheld pending receipt of additional information.

ADJOURNMENT