

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

APRIL 28, 2004
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: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott,
Michael Siesta, Leslie Tallaksen, Andrew Tynan, Kurt Wagner
Alternates: Matthew DeFede, Clinton Smith
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

WEST MILFORD ELKS

Site Plan Waiver #0420-0181W

Block 6701; Lot 1.02

1860 Union Valley Road; R-1 Zone

APPLICATIONS

CASTLE ROCK ESTATES, LLC

Preliminary Subdivision #0310-1958

Variance #0430-0651

Block 9901; Lot 7

870 Union Valley Road; R-1 Zone

Request to subdivide property to create 17 residential building lots.

COMPLETE: 02-13-04

DEADLINE: 06-12-04

LINDSAY PLUMBING AND HEATING
Minor Subdivision #0210-1948
Bulk Variance #0130-0596

Block 7701; Lot 2
Union Valley Road; R-1 Zone
Request for extension of time in which to file deeds.

MEMORIALIZATIONS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

E-MAIL FROM GREENWOOD LAKE COMMISSION: Request from Commissioner to receive copies of all applications submitted to the Board that impact Greenwood Lake for their review. Board discussion.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of the minutes of the February 25, 2004 and March 4, 2004 regular meetings.

COMMUNICATIONS

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

Eckerd Pharmacy – Site Plan – Block 5701; Lots 3-5 – 10 Marshall Hill Road.
Approval withheld pending receipt of additional information.

Mark & Cindy Lindsay – Minor Subdivision – Block 7701; Lot 2 – 1087 Union Valley Road.
Approval withheld pending completion of shoulder clearing.

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

Letter dated April 12, 2004 from Albert Gloor, Jr. advising that Thomas Scala is applying for a Treatment Works Approval for the Individual Subsurface Sewage Disposal System on Rockport Plaza.

Copy of letter received April 14, 2004 advising that Gary Wasyluk is applying for a Treatment Works Approval Permit for a septic system in connection with the construction of a single-family dwelling on property located at 166 Morsetown Road, Block 333; Lot 27.

Copy of letter dated April 19, 2004 from William Drew to the Passaic County Planning Board regarding the status of the Urban Forestry Demonstration Project – Town Center Tree Planting and Landscape Program.

Notice dated March 12, 2004 advising that Richard Esak is applying for a Letter of Interpretation and General Permit for property located on Reigler Road, Block 1701; Lot 67.

Copy of letter dated March 29, 2004 from Neil D. Muller, Planning Director, Passaic County regarding interest in a proposed meeting on the Highlands Task Force Report.

Copies of letter dated March 26, 2004 from the Morris County Board of Chosen Freeholders enclosing a copy of Resolution No. 31 Authorizing Participation of the County of Morris in the State Development and Redevelopment Plan Cross-Acceptance Process, which was adopted on March 10, 2004.

Letter dated April 14, 2004 from Gerald Gardner Associates, Inc. advising that Anne Vogel is applying for a Treatment Works Approval Permit for a septic system in connection with the construction of a single-family dwelling on property located on Lincoln Avenue, Block 6504; Lot 5.

ADJOURNMENT