

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

WORKSHOP AGENDA

September 8, 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 workshop 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, Kurt Wagner
Alternates: Matthew DeFede, Clinton Smith
Chairman: Michael Tfank
Planning Director: William Drew, P.P.
Principal Planner: Linda Lutz, P.P.
Planning Board Engineer: Robert Kirkpatrick, P.E.
GIS Specialist: Robert Sparkes.

PUBLIC PORTION

Half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

ZONE CHANGE APPLICATIONS

ZANADO ENTERPRISES

Zone Change #0450-0176

Block 6803; Lots 4 and 11

Warwick Turnpike and Union Valley Roads; CC Zone

Continued review of request to change existing CC Zone

APPLICATIONS

BALD EAGLE COMMONS

Amended Preliminary Site Plan

Final Site Plan #0420-8815 (Phase III A)

Block 5308; Lot 3

Cahill Cross Road; SCC Zone

Construction of a single-story commercial building.

COMPLETE: 07-23-04

DEADLINE: 09-06-04

EXTENDED TO: 09-30-04

BALD EAGLE COMMONS
Minor Subdivision #0410-1966
Block 5308; Lots 2 and 3
Cahill Cross Road; SCC Zone
Lot line adjustment.

COMPLETE: 07-23-04
DEADLINE: 09-06-04
EXTENDED TO: 09-30-04

THOMAS & CHRISTINE SCHNEIDER
Minor Subdivision #0410-1962
Variance #0430-0676
Block 2303; Lots 8 and 10
23 & 29 Gladstone Road; LR Zone
Lot line adjustment to eliminate a driveway encroachment.

COMPLETE: 08-04-04
DEADLINE: 12-02-04

MASTER PLAN SUBCOMMITTEE

ORDINANCES REFERRED FROM COUNCIL

MINUTES

Approval of minutes of the March 24, 2004 closed session, the May 26, 2004 closed session, the July 28, 2004 regular meeting and the August 5, 2004 work meeting.

MISCELLANEOUS

State Aid for Capital Improvement Projects: Discussion.

Highlands Water Protection and Planning Act – Memo from Susan Bass Levin – DCA Commissioner concerning applications for development.

DEP Permits for Septic Repairs – Memo from Health Officer to Township Administrator in response to Board memo.

APPLICATION PROCEDURES

Topic involves discussion on applications for preliminary and final approvals for subdivisions and site plans for development; application review process; Planning Board hearing process; subsequent development/construction process.

Tonight's continued discussion is with Planning Board Attorney regarding item 2.B of Application Process outline, which was provided at last July meeting.

ADJOURNMENT