

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

JUNE 23, 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

APPLICATIONS

BRAEMAR AT HIGH CREST, L.L.C.
(FIELDSTONE ESTATES)

COMPLETE: 04-29-04
DEADLINE: 08-27-04

Amended Preliminary Subdivision 0410-1739A
Final Subdivision #0410-1739D (Section III)
Variance #0430-0649

Block 13003; Lot 1

Block 13002; Lot 1 (final subdivision only)

Hearthstone Drive, R-2 Zone

Final subdivision for the creation of 8 single-family building lots.

LAKELAND BANK
Minor Site Plan #0320-0159
Variance #0330-0643

COMPLETE: 04-30-04
DEADLINE: 08-28-04

Block 14605; Lot 3
One Lakeland Plaza; HC Zone
Site plan approval for the construction of a one-story accessory structure to be used as an ATM building.

ALICE ZAMPELLA
Final Subdivision #0410-1939B

COMPLETE: 05-28-04
DEADLINE: 07-12-04

Block 14601; Lots 5 and 6
Union Valley Road; R-3 Zone
Final approval to create four residential building lots.

OMNIPOINT COMMUNICATIONS, INC.
Preliminary & Final Site Plan #0420-0169AB

COMPLETE: 05-28-04
DEADLINE: 07-12-04

Block 9901; Lot 39
17 Wooley Road; R-4 Zone
Request to collocate twelve antennas at the 105-foot level on an existing, 125-foot-high monopole.

X-TRA SPACE CENTER
Preliminary & Final Site Plan #0220-0127
Bulk Variance #0230-0589

Block 6902; Lot 17
54 White Road; CC Zone
Request for time extension.

MEMORIALIZATIONS

YOUR HOME TEAM, L.L.C.
Resolution No. 2004 - 14
Final Subdivision #0410-1949B

Block 9801; Lots 28.01; 28.02 and 28.03
Union Valley Road; R-1 Zone
GRANTED: Final subdivision for the creation of 9 lots, 8 of which are new residential building lots.

MICHAEL & CHRISTINE VANDER PLOEG
Resolution No. 2004 - 15
Minor Subdivision #0310-1955

Bulk Variance #0330-0628
Block 16006; Lot 1
Grove Street; R-4 Zone
GRANTED: Six-month time extension in which to file deeds.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

Application Procedures: Discussion on Applications for Development; Application Review Process; Planning Board hearing process; Subsequent Development/Construction process. Put on per Board discussion held in April.

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the March 24, 2004, April 28, 2004, May 6, 2004 and May 26, 2004 regular meetings.

COMMUNICATIONS

County Planning Board reports to the Planning Board regarding the following applications:

Douglas Doyle – Minor Subdivision – Block 8401; Lot 3.02 – Macopin Road. Letter advising that there is no objection to the three pine trees in the sight triangle being trimmed of all branches within six feet of ground rather than being removed completely.

Alice Zampella – Final Plat – Block 14601; Lots 5 and 6 – Union Valley Road. Letter requesting revised plans be submitted.

Fieldstone Estates III – Final Plat – Block 13001; Lots 1 and 2 – Macopin Road. Final approval granted subject to correcting wording on the County signature block.

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4 – Union Valley Road. Additional information requested.

Notice dated May 3, 2004 from Eastern States Environmental Associates, Inc. advising that Vincent Scirica is applying for a Letter of Interpretation for property located on Macopin Road, Block 9601; Lot 7.01.

Copy of Resolution adopted by the Township Council in support of the conversion of the Township's Center Designation Petition to a Plan Endorsement Petition.

Copy of letter dated May 24, 2004 from William Drew to Jack Jaust regarding submittal of a site plan for Block 16005; Lot 12, Oak Ridge Road.

Copy of memo dated May 7, 2004 from Renee Palermo, Recreation Director, to Kevin Byrnes, Township Administrator, requesting approval for the purchase of trees for Farrell Field.

Copy of letter dated May 21, 2004 from Greenwood Lake Commission to Robert Brady, Chairman, Zoning Board of Adjustment, regarding the construction of a Laundromat and apartments on property located at 1855 Greenwood Lake Turnpike.

Letter dated May 12, 2004 from Gerald Gardner Associates Inc. advising that Irene Moorhead is applying for a GP-25/Septic System Alternation for property located at 18 Berry Lane, Block 14113; Lot 6.

Copy of Resolution adopted by the Township Council approving a bikeway grant application under the New Jersey Transportation Trust Fund Authority Act and Local Bridge Bond Act.

Letter dated April 12, 2004 from Omland Engineering Associates, Inc. advising that Wendel Pfeifer and the Township of West Milford were applying for a Dam Construction Loan for a dam located at 225 Germantown Road.

Notice dated June 24, 2004 from Neil D. Muller, Planning Director, Passaic County advising of a public hearing to be held July 13, 2004 on amendments to the Passaic County Subdivision and Site Plan Resolutions relating to fees charged.

ADJOURNMENT