

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

August 3, 2023

7:00 p.m.

Main Meeting Room

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. 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. Please take note of the fire exits in this room in the event of an emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members:	Mayor Michele Dale, Councilwoman Ada Erik, Michael Gerst, James Rogers, Geoffrey Syme, Linda Connolly
Alternates:	Alt. #1 Steven Castronova #2 JoAnn Blom.
Chairman:	Christopher Garcia
Board Attorney:	Thomas Collins
Board Engineer:	Paul W. Ferriero, PE.
Board Planner:	Jessica Caldwell, P.P.

I. PUBLIC PORTION

Up to half-hour reserved

II. MEMORIALIZATION

RESOLUTION 2023-08

PB 06-22-03

VEOLIA WATER NEW JERSEY INC.

Site Location, 88 Rolling Ridge Road

Block 8902 Lot 3 R-2 Zone

APPROVED, MINOR SITE PLAN &

BULK VARIANCE – for minimum lot size, minimum lot frontage, minimum lot width, front yard setback, side yard setback for the construction of a new (approximately 12' 8" x 19' 3" addition to the existing water treatment building to house a new PFAS

Eligible to vote: Councilwoman Erik, Michael Gerst, James Rogers, Geoffrey Syme, Linda Connolly, Joann Blom

Complete: May 30, 2023

Decided: June 22, 2023

III. NEW APPLICATIONS

PB 06-23-03

Complete: July 13, 2023

JSK Real Estate Holdings LLC

3055 Route 23 Oakridge

Block 16001 Lot 3 Zone HC

SEEKING

Minor Site Plan

To divide an existing Restaurant and bar into two separate stores within the same footprint.

*Restaurant/Bar

*Retail Cannabis & Dispensary

Each store to have an entrance and bathroom.

Bulk Variance(s) for pre-existing non-conforming conditions.

Lot area

1 acre required, .582 exists

Minimum lot depth

150 ft required, 135.73 exists

(R & L) side yard

25 ft required, 35.97 (R) 23.62 (L) exists

Front yard 23 N

50 ft required, 15.53 exists

Front yard 23 S

50 ft required, 47.24 exists

Maximum impervious coverage

66% required, 100% exists

IV. NEW OR ONGOING BUSINESS

V. ORDINANCES FOR INTRODUCTION

VI. ORDINANCES / RESOLUTIONS REFERRED FROM COUNCIL

VII. BOARD PLANNER'S REPORT

VIII. BOARD ATTORNEY'S REPORT

IX. BOARD ENGINEER'S REPORT

X. MISCELLANEOUS

XI. INVOICES

Professional invoices

XII. MINUTES

June 22, 2023

XIII. ADJOURNMENT

Upcoming meetings:

August 24, 2023

September 7, 2023