

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 7, 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 Molica
Board Engineer: Paul Ferriero
Board Planner: Jessica Caldwell

I. PUBLIC PORTION

Up to half-hour reserved

II. MEMORIALIZATION

III. CARRIED APPLICATIONS

PB 06-23-03
J & J Cannabis Dispensary, LLC
Formerly
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 existing footprint.

Complete: July 13, 2023

- *Restaurant/Bar
 - *Retail Cannabis & Dispensary
- Each store to have separate entrance and bathroom.

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

Lot area	43, 560 sq ft is required, 25,358 sq ft exists
Minimum lot depth	150 ft required, 135.73 exists
(R & L) side yard	25 ft required 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% permitted, 94.8% proposed, 100% exists

Existing free standing sign (partially off site encroaching 3051 Route 23 & ROW, additional free standing sign, a dumpster, chain link fence, lack of designated parking and landscape screen (no existing) 2 way drive aisle of 24 ft, 25 ft is required, 1 way drive aisle of 12 ft, 18 ft is required, additional drive aisle less than 18 feet, multiple building access points of divided building for two stores.

IV. NEW APPLICATIONS

PB 04-23-02

MS Equipment Inc.

899 Burnt Meadow Road

Block 6002 Lot 44.01 Zone LMI

SEEKING:

Minor Site Plan - commercial expansion to construct a 30 ft. x 80 ft. pole barn

Bulk Variance - Side yard setback, 50 ft is required, 27 ft is proposed for the construction of a 30 ft x 80 ft pole barn.

V. NEW OR ONGOING BUSINESS

VI. ORDINANCES FOR INTRODUCTION

VII. ORDINANCES / RESOLUTIONS REFERRED FROM COUNCIL

VIII. BOARD PLANNER'S REPORT

IX. BOARD ATTORNEY'S REPORT

X. BOARD ENGINEER'S REPORT

XI. MISCELLANEOUS

XII. INVOICES

Professional invoices

XIII. MINUTES

XIV. ADJOURNMENT

Upcoming meetings:

September 28, 2023 - 1 new Applicant

October 5, 2023

October 26, 2023