

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
December 1, 2022  
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:** Steven Castronova, Linda Connolly, Mayor Michele Dale, Councilwoman Ada Erik, Daniel Kochajki, Robert Nolan, James Rogers, Geoffrey Syme.  
**Alternates:** Alt. #1 Michael DeJohn, Alt. #2 JoAnn Blom.  
**Chairman:** Christopher Garcia  
**Board Attorney:** Thomas Germinario, Esq.  
**Board Engineer:** Paul W. Ferriero, PE.  
**Board Planner:** Jessica Caldwell, P.P.

**I. PUBLIC PORTION**

Up to half-hour reserved.

**II. APPLICATIONS**

PB 07-22-06  
DALE JONES  
20 Penmere Road  
Block 12304 Lot(s) (14, LR Zone) (14.01 R-4 Zone)  
**Minor Sub Division for Lot Line Adjustment  
Bulk Variance(s);**

- Minimum Lot area where 4 acres is required and 3.95 is proposed (Block 12304 Lot 4.01)
- Minimum Read Yard Setback where 125 feet is required and 35 is proposed (Block 12304 Lot 4.01)
- Maximum Impervious Coverage where 20 % is required and 45.72 % exists (Block 12304 Lot 14)
- Maximum Building Coverage where 2000 sq feet and 2150 sq feet exists (Block 12304 Lot 14)

**NEW OR ONGOING BUSINESS -**

**Ordinance Committee:**

**Master Plan Committee:**

**ORDINANCES FOR INTRODUCTION**

\*Introduced November 2, 2022

**~ Ordinance 2022 – 50 ~**

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING SECTION 500-66 ACCESSORY BUILDINGS OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP AND ADDING A NEW SECTION 500-XX “OUTDOOR WOOD BURNING FURNACES” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

**~ Ordinance 2022 – 53 ~**

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CERTAIN PORTIONS OF CHAPTERS 420 “LAND USE PROCEDURES” AND 500 “ZONING” SECTION 500-90 FARM ANIMALS OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

**~ Ordinance 2022 – 54 ~**

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO AMENDING CHAPTER 500-ZONING SECTION 500-68 FENCES, WALLS AND SIGHT TRIANGLES OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP

**III. ORDINANCES RESOLUTIONS REFERRED FROM COUNCIL**

**MEMORIALIZATIONS**

**RESOLUTION 2022 – 18**

**Decided: December 1, 2022**

**Ordinance 2022 – 50**

**Approved: December 1, 2022**

**IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION  
ORDINANCE NO. 2022-050 TO AMEND SECTION 500-66 ACCESSORY  
BUILDINGS ADDING A NEW SECTION 500-XX “OUTDOOR WOOD  
BURNING FURNACES” OF THE REVISED ORDINANCES OF THE  
TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW  
JERSEY**

**RESOLUTION 2022 – 19**  
**Ordinance 2022 – 50**

**Decided: December 1, 2022**  
**Approved: December 1, 2022**

**IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION  
ORDINANCE NO. 2022-053 TO AMEND AND SUPPLEMENT CERTAIN  
PORTIONS OF CHAPTERS 420 “LAND USE PROCEDURES” AND 500  
“ZONING” SECTION 500-90 FARM ANIMALS OF THE REVISED  
ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF  
PASSAIC, STATE OF NEW JERSEY**

**RESOLUTION 2022 – 20**  
**Ordinance 2022 – 54**

**Decided: December 1, 2022**  
**Approved: December 1, 2022**

**IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION  
ORDINANCE NO. 2022-054 TO AMEND CHAPTER 500-ZONING SECTION  
500-68 FENCES, WALLS AND SIGHT TRIANGLES OF THE REVISED  
ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF  
PASSAIC, STATE OF NEW JERSEY**

- IV. BOARD PLANNER’S REPORT**
- V. BOARD ATTORNEY’S REPORT**
- VI. BOARD ENGINEER’S REPORT**
- VII. MISCELLANEOUS**

2023 Planning Board meeting dates

**Invoices**

Approval of recent Planning Board professional invoices.

**VIII. MINUTES**

Approval of October 27, 2022 minutes from Planning Board meetings.

**IX. ADJOURNMENT**