

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**February 24, 2011**

**Regular Meeting**

The Regular Meeting of the Planning Board was opened at 7:34 pm by Chairman Andrew Gargano with a reading of the Legal Notice, followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Linda Connolly, Christopher Garcia, Robert Nolan, Douglas Ott, Geoffrey Syme *Vacancy*, Councilman Philip Weisbecker, Michael Siesta, Steven Castronova, Chairman Andrew Gargano, Board Engineer Paul Ferriero, P.E.

**Absent:** Mayor Bettina Bieri, Board Attorney Thomas Germinario, Esq., Board Planner Charles McGroarty, P.P.

Chairman Andrew Gargano requested Planning Board Alternate Michael Siesta to sit on the Board in the vacant position, and Steven Castronova to sit in for Mayor Bettina Bieri. The Chairman also advised Mr. Siesta that he can temporarily fill the vacant position each meeting until a permanent member has been appointed.

**PUBLIC PORTION**

Chairman Gargano opened the Public Portion of the meeting. The following addressed the Planning Board about matters of concern:

Vincent Lanza, Forest Lake Drive, Hewitt – Mr. Lanza inquired about the Highlands Master Plan and the West Milford Buildout Analysis which stated that a total of “19” homes was the maximum number that can be built in the Township from this point forward, and wondered whether this applied to new lots or existing lots. Board Engineer Paul Ferriero attempted to clarify the Buildout Analysis for Mr. Lanza and the Board, noting that there is a complex formula involved that resulted in the maximum number of “19” units. He added that there are projects that are exempt from the Highlands, but that the model ordinance for the Highlands Master Plan contains restrictions that are greater than those initially imposed by the Highlands Act. He also advised that the buildout analysis is not the final ordinance, and that many questions remain with regard to this matter.

With no one else present wishing to address the Planning Board, the Public Portion was **closed** on a **motion** by Councilman Philip Weisbecker with a **second** by Michael Siesta.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**PENDING APPLICATIONS** – None.

**EXTENSION OF TIME**

**VINCENT LANZA**

**Minor Subdivision #0510-1976**

Block 9501; Lot 12

**1383 Macopin Road; R-3 Zone**

**SEEKING:** Extension of Time for Minor Subdivision Approval.

Vincent Lanza addressed the Planning Board regarding his request for an extension of time for to file his deeds for his minor subdivision for 1383 Macopin Road, Block 9501; Lot 12. He noted that he had just two items to address prior to filing his deeds: a revision to some numbers on the minor subdivision plan, and proof of potable water for each lot. Mr. Ferreiro commented that he had not reviewed the latest submission from Mr. Lanza to satisfy conditions of approval. Mr. Lanza advised that his subdivision approval expires on February 28, 2011, and was before the Board to request an additional six months. Mr. Ferreiro confirmed that Mr. Lanza was very close to complying with his conditions of approval and he felt that within a month all the issues will be resolved. With regard to the requirement that a separate well service each lot, it was noted that until the lots are subdivided, the site contained only one lot with one well. Mr. Lanza testified that he has full intentions of installing a separate well for the adjoining lot, but at the current time one well services both structures. He provided the Board with a copy of a recent well test that confirmed potability, noting that the water was slightly acidic, but that can be remedied with a water softener. Mr. Ferreiro observed that there was common ownership of both lots and that it was permissible for one well to service both, but he suggested that the Board could include a condition that the new well would be required prior to construction. Mr. Lanza requested the Board consider an alternate condition that a new well be installed prior to issuance of a C.O. for the Vreeland Store. Mr. Ferreiro, as well as the Board, concurred with this condition.

**Motion** by Councilman Philip Weisbecker with a **second** by Christopher Garcia to **approve** an Extension of Time for Minor Subdivision Approval for Vincent Lanza, Minor Subdivision #0510-1976, with a condition that the C.O. will not be issued for the Vreeland Store structure until an additional well has been installed.

**Roll Call:** **Yes:** Steven Castronova, Linda Connolly, Christopher Garcia, Robert Nolan, Douglas Ott, Michael Siesta, Geoffrey Syme, Councilman Philip Weisbecker.  
**No:** Chairman Andrew Gargano.

### **MEMORIALIZATIONS**

#### **RESOLUTION #2011-06**

#### **NYSMSA LP dba VERIZON WIRELESS (MORSETOWN)**

#### **Preliminary & Final Site Plan & Bulk Variance #PB-10-10-10**

Block 4701; Lots 22 and 43

246 Morsetown Road; R-4 Zone

**GRANTING:** Preliminary and Final Site Plan Approval to permit a collocation of 12 antennas on a proposed transmount supporting system at a maximum antenna height of 135' on the existing 130' PSE&G Tower, in addition to Bulk Variance relief for rear and side yard setbacks for related equipment, and height variance for security fencing.

**Motion** by Robert Nolan with a **second** by Councilman Philip Weisbecker to **approve** Resolution No. 2011-06 approving the Preliminary and Final Site Plan with Bulk Variances for NYSMSA LP dba VERIZON WIRELESS (Morsetown).

**Roll Call:** **Yes:** Linda Connolly, Christopher Garcia, Robert Nolan, Douglas Ott, Michael Siesta, Geoffrey Syme, Councilman Philip Weisbecker, Chairman Andrew Gargano.  
**No:** None.

**NEW BUSINESS** - None.

**ORDINANCES FOR INTRODUCTION** - None.

**ORDINANCES REFERRED FROM COUNCIL** - None.

**BOARD PLANNER'S REPORT** - None.

**BOARD ATTORNEY'S REPORT** - None.

### **BOARD ENGINEER'S REPORT**

Mr. Ferriero reviewed the Draft Checklist for Township land development applications that he provided to the Board. He noted that this application checklist, developed for the Township of Bedminster, was a better document for keeping track of the applications than the one currently in use by the Township. He advised that the goal was to take the existing land use applications for the Planning Board and Board of Adjustment, consolidate them to reduce the number of pages in the checklists, and reduce the plan information to half scale for Board members' reviews. He noted that in many other towns that he has worked with, only 5 full copies are submitted by the applicant, with information for the Board members reduced to half scale. He also advised the Board that he would provide them with a review of the checklists prior to the documents being sent to the Township Council for consideration, as an ordinance will be required for adoption of the new checklists. Councilman Weisbecker inquired whether the Township should request information on CD's for Board members' use at a meeting. Mr. Ferriero replied that it may not be practical at this time because it would require all Board members to have computers in use during the meeting, although requiring the applicant to provide the application information on a CD-DVD was a good suggestion. In response to Councilman Weisbecker's comment that the total number of development projects will be greatly reduced as a result of the Highlands Master Plan, Mr. Ferriero advised that there will be many smaller land use projects, but the number of potential development projects is not known at this time.

### **MISCELLANEOUS**

Chairman Gargano advised the Board that on February 17, 2011 the Township received a plaque and memo from the Highlands Council acknowledging that the Township has complied with the Highlands Master Plan. On another matter, he referred to a recent memo from the Township's Historic Preservation Commission regarding a stone wall on the Wallisch property and their request that this wall be rebuilt if it is disturbed during the gas pipeline construction. The Secretary was requested to send a memo advising of this request. Chairman Gargano also advised that the Ordinance Subcommittee met with the Historic Preservation Commission prior to this Planning Board meeting to review the historic element as part of the Master Plan, adding that inroads have been made, and additional work is planned in the coming months.

With regard to Steven Castronova's inquiry about the streetscape project, Mr. Ferriero advised that the latest conceptual plans were approved, and grant money was available for use within 60 days, but that he will provide a more detailed update at the next regular meeting at the end of March.

## **MINUTES**

**Motion** by Councilman Philip Weisbecker with a **second** by Michael Siesta to **approve** the Minutes from the November 4, 2010 Planning Board meeting.

**Roll Call: Yes:** Linda Connolly, Christopher Garcia, Douglas Ott, Michael Siesta, Geoffrey Syme, Councilman Philip Weisbecker, Chairman Andrew Gargano.  
**No:** None.

***The following documents were reviewed by the Planning Board and filed:***

## **COMMUNICATIONS**

1. Notice from the Township Administrator advising that prior to all Township Board, Committee and Commission meetings, notice should be made about the location of the fire exits.
2. Notice from the Township Clerk's Office advising of the Township Volunteer of the Year Program on April 20, 2011, and requesting nominations no later than March 18, 2011.

## **HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE**

1. Notice of Technical Incompleteness, dated February 4, 2011, received from the NJDEP regarding an application for a Highlands Applicability Determination and Water Quality Management Plan Consistency Determination for Shoebox Storage, LLC, Michael VanderPloeg, Paul Street, Block 16005; Lot 16, regarding construction of a single family dwelling.
2. Notice of Flood Hazard Area Determination dated February 11, 2011, received for Frank Schultz, 38 Setting Sun Trail, regarding a septic alteration, advising that a permit is not required.
3. Notice of an application being made by Jack Lipari, 42 Lone Pine Lane, Block 5306; Lot 4.02 for a Letter of Interpretation from the NJDEP.
4. Notice of submission of a Receptor Evaluation Form and associated documents for Exxon Facility #32950, 1 Lakeside Road, Hewitt, NJ, NJDEP Case #09-07-20-1606-22 with regard to prior site contamination.

## **ADJOURNMENT**

Prior to adjourning, Chairman Gargano advised that the meeting scheduled for next week may be canceled. Board members will be notified of the cancelation.

With no further business to come before the Board, Chairman Andrew Gargano **adjourned** the February 24, 2011 Regular Meeting of the West Milford Planning Board at **8:15 pm** on a **motion** by Councilman Philip Weisbecker with a **second** by Linda Connolly.

Approved: April 28, 2011

Respectfully submitted by,

Tonya E. Cubby, Secretary