

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**JANUARY 23, 2002  
REGULAR MEETING**

The Chairman, Michael Tfank, called the meeting to order at 7:36 p.m. Legal notice read.

**ROLL CALL**

Present: Robert Moshman, James O'Bryant, Edward Orthouse, George Spence, Robert Szuszkowski, Andrew Tynan, Kurt Wagner. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Board Attorney: Glenn Kienz, Esq. Planning Board Engineer: Robert Kirkpatrick.

Absent: Paul Donoghue. Alternate: Rich Stecher.

Chairman appointed Ada Erik to sit for absent member.

**PUBLIC PORTION**

Christopher Seliga inquired about a letter sent to the Planning Department regarding applications for cell towers. William Drew advised that the letter had been forwarded to the Board of Adjustment Attorney for a response.

As no one else wished to speak, James O'Bryant, seconded by Andrew Tynan, made a **MOTION** to close the public hearing. On voice vote all were in favor.

**APPLICATIONS**

**WILLIAM PLACE**

**Minor Subdivision #9810-1911**

**VARIANCE #9830-0354**

Block 4701; Lot 33.03

Morsetown Road; R-3 Zone

Subdivide one lot to create 3 residential building lots. Application amended to reflect 2 lots.

Application carried to the February 27, 2002 meeting at the request of the applicant's attorney, who granted the Board a time extension through March 31<sup>st</sup>.

**LAKELAND BANCORP**

**AMENDED FINAL SITE PLAN #9920-0074B WITH**

**BULK VARIANCE #0130-0554**

Block 16502; Lot 3

250 Oak Ridge Road; CC Zone

Addition to existing building.

Application carried to the February 27, 2002 meeting at the request of the applicant's attorney with no further public notice required.

**ROBERT VANDER PLOEG**

**Final Site Plan #0120-0042E**

Block 16008; Lot 3

140 Oak Ridge Road; CC Zone

Applicant received preliminary site plan approval in 1998 for a mini warehouse facility on the above referenced property. This application is for a fourth building, which is in conformance with the preliminary plan.

Michael Vander Ploeg, the applicant, advised that this is Phase IV of the project and that the landscaping had been installed. Mr. Vander Ploeg explained that he is a joint owner of the property.

**MOTION** made by James O'Bryant, seconded by Robert Szuszkowski, to approve Resolution No. 2002 - 6, granting final site plan approval for Phase IV as amended to reflect the proper ownership of the property.

On roll call vote: Yes – Robert Moshman, James O'Bryant, Edward Orthouse, George Spence, Robert Szuszkowski, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank.  
No - None

**ANTHONY CURCIO, JR.**  
**Minor Subdivision #0210-1943**  
Block 9501; Lot 2  
Macopin Road; R-3 Zone  
Re-approval of previously granted subdivision

Anthony Curcio, the applicant, explained that, due to problems encountered in obtaining the necessary easements, the time limit for filing deeds had expired. He testified that nothing had changed since the original approval. The deeds are prepared and could be filed at once.

The Board Attorney advised that all members were eligible to vote on this application.

As no one wished to speak, a **MOTION WAS** made by James O'Bryant, seconded by Ada Erik, to close the public portion. On voice vote all were in favor.

**MOTION** made by James O'Bryant, seconded by Ada Erik, to reapprove the previously granted subdivision.

On roll call vote: Yes – Robert Moshman, James O'Bryant, Edward Orthouse, George Spence, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank.  
No - None  
Abstain - Robert Szuszkowski.

## **MEMORIALIZATIONS**

**VALLEY RIDGE DEVELOPMENT CO.**  
**RESOLUTION NO. 2001 - 16**  
**Preliminary Site Plan #9620-0041**  
Block 8002; Lot 4  
Union Valley Road; R-1/PN Zone  
**APPROVED:** Request for time extension

**MOTION** made by Andrew Tynan, seconded by Kurt Wagner, to memorialize the resolution.

On roll call vote: Yes – Robert Moshman, James O'Bryant, Edward Orthouse, Andrew Tynan, Kurt Wagner, Michael Tfank.  
No - None

**ORDINANCES REFERRED - None**

## **MISCELLANEOUS**

**Proposal for Services** – Radio Frequency Engineering Services – Professional Services Proposal received from Charles A. Hecht & Associates.

During discussion it was noted that Mr. Hecht represented the Township Zoning Board in matters relating to telecommunication towers. Robert Szuszkowski questioned the hiring of Mr. Hecht and how the Board paid him. Mr. Kienz explained how professionals hired by the various boards are paid through the escrow account. Mr. Drew explained that it the Board has proposed to hire an expert to assist in reviewing

the existing telecommunications ordinance. Board members requested additional information and the matter was carried to a future meeting.

**WEST MILFORD POST OFFICE**

Block 6301; Lot 6

Update on site lighting and status of site improvements with the Board.

William Drew, Planning Director, advised that a representative of Orange & Rockland had contacted him regarding the lighting at the Post Office. The representative suggested the number of fixtures be reduced and that lower intensity lights be installed. Mr. Drew referred the proposal to Henry Burmeister, of the U. S. Postal Service, and William Faustini, contractor, for their approval. To date no response had been received from either of the parties. Robert Kirkpatrick, the Board Engineer, reviewed the plan and presented a report. Several members inquired about installing shields on the lights. It was noted that shields are not acceptable to Orange and Rockland and that they may pose a safety hazard. Members were displeased at the lack of response from the post office and requested that all enforcement agencies in the municipality take any and all necessary action to enforce the approvals granted. The Board Attorney was requested to send a letter to the postal authorities advising that the plan is not acceptable.

**North Jersey Planning Officials** – Northwest Area Basic Accreditation Courses for Board members. Several members will attend the courses.

**Open Space** – It was noted that the Passaic County Open Space Committee had approved funds for the purchase of the Apple Acres property. This is one of the properties on the Planning Board's priority list.

**PLANNING DIRECTOR'S REPORT**

**Capital Improvement Program and the Planning 2002 Capital Improvement Budget.** Overview of program and synopsis of projects being recommended and their cost was provided to the Board. The scope of services and methodology for conducting a water quality study was discussed. A study recently completed by Lebanon Township was also discussed. It was agreed that there is a need to determine how much water is actually available. The Chairman suggested that additional money could be made available from the Smart Growth Committee to conduct a water analysis. Information on the feasibility and cost of conducting a study to determine how much sustainable water can be found within the boundaries of West Milford to be gathered and discussed further at the February workshop meeting.

**PLANNING BOARD ATTORNEY'S REPORT** – No report.

**STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL**

Memo from Planner forwarding state vouchers for requesting payment of funds for the Smart Growth grant. Noted and filed.

**MINUTES**

**MOTION** made by James O'Bryant, seconded by Ada Erik, to approve the minutes of the January 3, 2002 regular meeting. On voice vote all were in favor.

**COMMUNICATIONS**

The following correspondence was noted and filed:

Letter dated December 21, 2001 from James Rogers, Passaic County Planning Director, outlining conditions to met on the Minor Subdivision application of Scott Leonescu, for property known as Block 9801; Lot 28, Union Valley Road.

Notice dated December 12, 2001 that Victor Marchiafava is applying for a Letter of Interpretation for property known as Block 12501; Lot 22, Van Cleef Road.

Letter dated January 3, 2002 from William Drew to Henry Burmeister, United States Postal Service, re lighting proposal from Orange & Rockland for the West Milford Post Office.

Letter dated January 3, 2002 from William Drew to Robert Kirkpatrick, Planning Board Engineer, re proposed lighting plan for the West Milford Post Office.

Notice dated January 8, 2002 advising that Robert Choma is applying for a Letter of Interpretation for property known as Block 9501; Lot 39, Macopin Road.

**RECESS**

**CLOSED SESSION**

**MOTION** made by James O'Bryant, seconded by George Spence, to go into closed session to discuss legal matters. On voice vote all were in favor.

**ADJOURNMENT**

Meeting adjourned by unanimous vote at 10:22 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary