

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
NOVEMBER 13, 2002
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:43 p.m. with the reading of the legal notice.

ROLL CALL

Present: Paul Donoghue, Robert Moshman, James O'Bryant, Edward Orthouse, Andrew Tynan, Kurt Wagner. Alternate: Ada Erik. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. was represented by Richard Briigliodoro, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: George Spence, Robert Szuszkowski. Alternate: Leslie Tallaksen.

The Chairman appointed Ada Erik to sit for Mr. Spence.

PUBLIC PORTION

During the public portion Richard Randazzo, Linda Connolly and Roberto Planas addressed the Board. Mr. Randazzo had comments regarding developers and their responsibilities. Ms. Connolly questioned policy of continuing public hearings. Mr. Planas commented on the upcoming Vander Ploeg application.

APPLICATIONS

KERRY GREENE COMPLETE: 05-13-02
Preliminary Subdivision #0110-1910 DEADLINE: 11-30-02
Bulk Variance # 0130-0501
Block 10001; Lots 14, 19, 20, 23
Wooley Road; R-3 and R-4 Zones
Application for subdivision with variance relief requested to subdivide four existing lots to create 21 residential building lots.

Shepard Peck, Esq., appeared on behalf of the application and requested the matter be carried and granted the Board a time extension to January 22, 2003. After discussion the Board agreed to hire a hydrogeologist to provide a report and testimony regarding the availability of water for this project and carried the matter.

MICHAEL & ROBERT VANDER PLOEG COMPLETE: 09-27-02
Amended Preliminary Site Plan #9720-0042A DEADLINE: 01-25-03
Final Site Plan #0220-0042F
Bulk Variance #0230-0560
Block 16006; Lot 1
16007 4
16008 3
140 Oak Ridge Road; CC/R-4 Zones
Request to amend preliminary site plan and receive final site plan approval for a self-storage facility.

The applicant and his engineer and planner, Douglas McKittrick, P.E., P.P., were present. The application has a variance request to move buildings closer to Paul Street with the desire of maintaining the existing Fairy Tale Forest use on the property. The lighting on the property is on a timer, there will be retaining walls constructed for a total height of five-feet at its highest point. The request is to eliminate several buildings that were a part of the original preliminary site plan approval and to seek final site plan approval of this amended preliminary site plan application.

The public hearing was opened and Carolyn Gauntt spoke with regard to the adequacy of landscaping along Paul Street. She submitted pictures showing that existing vegetation had been removed that helped to screen the subject property. She wanted more vegetation and objected to the variance request. Theresa Pissano noted that the trees were too low and

requested that the buffer zone be aesthetically and environmentally pleasing. Karen Ramos is upset with how the property was developed and how vegetation was removed. She noted that the property is noisy and a better buffer is needed. Donna Miller stated that the applicant needs to complete the plan as approved. Dorothy Sushi had no issues with the application and did not hear any noise from the facility. Fran Hollfelder was concerned about a home that he wants to build. He was advised by the Chairman that this was not the subject of this application. Roberto Planas attempted to present a petition, which the Board Attorney would not accept. He objected to the variances and the encroachment on the residential neighborhood. The public hearing was closed and the matter was carried to the December 11th meeting. The Board directed the Consulting Landscape Architect for the Board to meet with the applicant in the field and that his report be on file by December 6.

CLIFFWOOD LAKES ESTATES
Preliminary Subdivision #0210-1946A
Bulk Variance #0230-0590

COMPLETE: 10-10-02
DEADLINE: 02-07-03

Block 17001; Lot 17
Canistear Road; R-4 Zone
Application for subdivision with variance relief requested to subdivide existing lot to create 13 residential building lots.

Matter carried to the December 11th meeting.

MEMORIALIZATIONS

WILLIAM PLACE
RESOLUTION No. 2002 - 35
Minor Subdivision #9810-1911

Variance #9830-0354
Block 4701; Lot 33.03
Morsetown Road; R-3 Zone
Request for time extension

MOTION made by Paul Donoghue, seconded by Ada Erik, to memorialize Resolution No. 2002 - 35.

On roll call vote: Yes – Paul Donoghue, Robert Moshman, James O’Bryant, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank.
No None

ORDINANCES TO BE FORWARDED TO COUNCIL

Amendments to the West Milford Land Development Ordinance Sections 16-9.5, 17-1.3, 17-7, 17-10 and the inclusion of a new section 17-19 Minor Site Plan.

MOTION made by Kurt Wagner, seconded by Ada Erik, to recommend that the Township Council adopt the amendments. On voice vote all were in favor.

ORDINANCE REVISIONS – None.

PLANNING DIRECTOR’S REPORT – None.

PLANNING BOARD ATTORNEY’S REPORT – None.

MISCELLANEOUS

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

COMMUNICATIONS

The following correspondence was received and filed:

Letters from the Passaic County Planning Board regarding the following applications:

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4, Union Valley Road – Approval withheld pending receipt of additional information.

Copy of letter dated November 1, 2002 from William Drew to Department of Environmental Protection advising that the Township Engineering Department was incorrectly identified as applying for a Letter of Interpretation for property known as Block 1101; Lot 4.01 and requesting that the notice be re-sent with the correct applicant identified.

Corrected notice dated November 4, 2002 advising that Betty Ann Cofone & Steve Bartels are applying for a Letter of Interpretation for property known as Block 1101; Lot 4.01.

Notice dated October 31, 2002 advising that the West Milford Senior Housing Corporation is applying for a Letter of Interpretation for property located on Lincoln Avenue, Block 6401; Lot 6.02.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:52 p.m.

Respectfully submitted,

Grace R. Davis
Secretary