

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**REGULAR MEETING  
MINUTES  
NOVEMBER 28, 2001**

Meeting opened at 7:32 p.m. with the reading of the legal notice.

**ROLL CALL**

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

Absent: Alternates: Rich Stecher, Mark Vetter.

**PUBLIC PORTION**

No one wished to speak.

**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.

COMPLETE: 06-19-01

DEADLINE

EXTENDED TO: 02-17-02

Robert Jones, Esq. and Albert Gloor, P.E., represented the applicant. A revised plan was submitted reflecting two lots, one approximately 18 acres, the other approximately 10 acres. Mr. Gloor testified that the driveway shown is in accordance with the DEP approval of the wetlands crossings. There are a total of 8 crossings approved. The revised plan eliminates one previous crossing.

The meeting was opened to the public and the following people spoke: Monica Smith, William Connolly, Fran Alala. They expressed concern regarding the number of trees that needed to be cleared. It was determined that the clearing would be limited to the house locations and the driveways along with the septic and well areas. A question was raised as to whether further subdivision would be possible. The Board Attorney responded that further subdivision would require variances and DEP regulations would be difficult to meet. Mr. Connolly questioned drainage and the Board Engineer advised that a condition on the resolution would be provided to address drainage and the direction of water flow.

The matter was carried to the January 23, 2003 regular meeting. The applicant agreed to a time extension through February.

**MISTY'S PATCH, INC.**

**Bulk Variance #0030-0470 in conjunction with  
Preliminary & Final Site Plan #0020-0092**

Block 14703; Lot 7

2648 Route 23 North; NC Zone

COMPLETE: 09-06-01

DEADLINE: 01-04-02

Carmine Campanile, Esq. represented the applicant. The applicant's architect, Keith Holling, was present to address the revised signage, which reduced the overall size of the signage on the building. The previous request of signage totaling 250.5 square feet has been reduced to a maximum of two signs totaling 76 square feet, thereby eliminating the need for variances.

The public hearing was opened and no one wished to speak on this application.

**MOTION** made by James O'Bryant, seconded by Kurt Wagner, to dismiss the Variance application.

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

**THOMAS L. SCALA, JR.**  
**LAUREL HOLLOW**

COMPLETE: 10-24-01  
DEADLINE: 12-08-01

**Final Subdivision #0010-1925B**  
Block 5010; Lots 3 to 10 and 14  
Rockburn Pass; R-4 Zone

The applicant, Thomas L. Scala, Jr. was present and addressed the Board. After discussion the Board moved to approve the final subdivision.

**MOTION** made by James O'Bryant, seconded by Edward Orthouse, to approve and adopt resolution No. 2001 - 24 granting final subdivision approval based on application's compliance with pertinent ordinances and statutes.

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

**ALPINE RIDGE DEVELOPERS, INC.**  
**Minor Subdivision #0110-1936**  
**Bulk Variance #0130-0534**

COMPLETE: 10-26-01  
DEADLINE: 02-23-02

Block 5306; Lot 4  
Lone Pine Lane; R-4 Zone  
Create two building lots.

The applicant, Edward Arata, his attorney, Peter S. Rotolo, Esq., and Michael Kauker, P.P. were present. The applicant addressed his variance request concerning access not being provided from an approved street. This was due to a stream crossing, which the Planning Board denied as part of the earlier preliminary subdivision. The applicant has secured an easement across the adjoining lot, thereby eliminating the need to cross the stream.

The public hearing was opened and no one wished to speak on this application.

The Board finds that the submitted plan avoids a stream crossing and that suitable and sufficient emergency access is available to the dwelling.

**MOTION** made by James O'Bryant, seconded by George Spence, to approve the application.

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

## **MEMORIALIZATIONS**

The memorializations were carried to the December meeting.

**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

**MISTY'S PATCH, INC.**  
**Preliminary & Final Site Plan #0020-0092**  
**Bulk Variance #0030-0470**  
Block 14703; Lot 7  
2648 Route 23 North; NC Zone

**ORDINANCES REFERRED** – None.

**MISCELLANEOUS**

**WEST MILFORD POST OFFICE**  
Block 6301; Lot 6  
Update on site lighting and status of site improvements with the Board.  
William Drew, Planning Director, reported that a meeting is being scheduled with the Post Office to discuss the status of the lighting.

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

Memo dated October 25, 2001 from Robert Sparkes, GIS Specialist, to Don Weise of the Open Space Committee, attaching maps of the Apply Acres property for use in his presentation to the County. Received and filed.

**PLANNING DIRECTOR'S REPORT** – None.

**PLANNING BOARD ATTORNEY'S REPORT** – None .

**MISCELLANEOUS**

Recommendation from Historic Preservation Commission for designation of property located at 1453 Macopin Road, Block 9501; Lot 3.

**MOTION** made by James O'Bryant, seconded by George Spence, to recommend to the Township Council that the above referenced property be designated an historic site.

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

William Drew advised that the Township had hired an engineer, Richard McFadden. It was recommended that the services of Mr. Kirkpatrick be retained for the present. All agreed that this would be more effective.

**MOTION** made by George Spence, seconded by Andrew Tynan, to retain the services of Keller & Kirkpatrick through July 1, 2002.

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

**COMMUNICATIONS**

The following correspondence was received and filed:

Letter dated October 19, 2001 from the DEP advising that the request of Mike Jost for an exemption from the Freshwater Wetlands Protection Act for property known as Block 6002; Lot 44.02 has been denied.

Notice dated October 19, 2001 that Eugene Prais is applying for a Letter of Interpretation for property known as Block 8401; Lot 22.

Letter dated October 19, 2001 advising that Victor Marchiafava is applying for a Letter of Interpretation for property located on Van Cleef Road, Block 12501; Lot 22.

Copy of letter dated October 24, 2001 from William Drew to Barbara Walsh, Office of State Planning, regarding the Township's Smart Growth Grant.

**ADJOURNMENT**

Meeting adjourned by unanimous vote at 9:26 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary