

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**Minutes  
APRIL 24, 2002  
REGULAR MEETING**

Chairman, Michael Tfrank, opened the meeting opened at 7:36 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: Robert Moshman, George Spence, Robert Szuszkowski, Andrew Tynan, Kurt Wagner. Alternate: Ada Erik. Chairman: Michael Tfrank. Board Attorney: Richard Briigliodoro, Esq. represented the Board Attorney. Planning Director: William Drew, P.P. Consulting Engineer: Valerie Rhabel represented Robert Kirkpatrick, P.E.

Absent: Paul Donoghue, James O'Bryant, Edward Orthouse. Alternate: Rich Stecher

Chairman appointed Ada Erik to sit for the absent member.

**PUBLIC SESSION**

Bernie Stapleton advised the Board of a pump test for evaluating water supply availability of domestic well and suggested that this might be something the Township should require before building permits are issued. He requested the Board explore what other Townships are using the test and discuss this further at a future meeting.

**APPLICATIONS**

**SCOTT LEONESCU**

COMPLETE: 02-07-02

**Minor Subdivision #0110-1940**

DEADLINE: 07-07-02

**Bulk Variance #0130-0547**

Block 9801; Lot 28

Union Valley Road; R-1 Zone

Request for variances to subdivide one lot to create 3 residential building lots.

William Drew advised that the application had been carried at the request of the applicant, who wished to amend the plans to include an additional piece of property. The staff and Engineer had not had time to review the revised plans and prepare reports and he recommended the matter be carried pending those reviews. The applicant amended the application form to include the additional lot and block and the adjoining property owner had signed the form.

John Barbarula, Esq. representing the applicant noted that the additional property made the application more conforming and he did not see the need for additional reviews. Douglas McKittrick, P.E. testified that the amended plans show a portion of lot 29 being annexed to the property in question. The remaining portion of lot 29 with an existing house conforms to the ordinance and no additional variances would be required as a result of this change. The variances being requested are the same as the original application. The topography of both lots is similar. A barn, which was encroaching on lot 28, had been removed.

In response to questions from the Board Mr. Leonescu stated that he did not intend to further develop the property at this time.

The meeting was opened to the public and as no one wished to speak a **MOTION** was made by Andrew Tynan, seconded by Ada Erik, to close the public hearing. On voice vote all were in favor.

Matter carried to the May meeting with no further advertising or notice required.

**UNITED METHODIST CHURCH AT NEWFOUNDLAND  
Preliminary and Final Site plan #0120-0100**

COMPLETE: 02-26-02  
DEADLINE: 06-01-02

Block 15101; Lot 3  
75 LaRue Road; R-4 Zone  
Addition to existing building.

George Spence recused himself from this application.

Debra Lynn Nicholson, Esq. representing the applicant noted that the application was for a proposed 7500 square foot addition to the existing building. Applications to the Hudson-Essex-Passaic Soil Conservation District and the DEP for the septic system have been prepared and will be submitted to those agencies. An exemption had been obtained from the Passaic County Planning Board.

The architect, Martin DeSapio, presented exhibits A1 (floor plan), A2 (exterior elevations) and A3 (photograph of existing building). He explained the layout of the existing building and the proposed addition. The addition will employ the same brick and stone as the existing building.

The Rev. Sharon Ladd, Pastor, outlined the current and proposed use of the facility and explained the need for the additional space.

Frank Loscalzo, P.E., stated that no new lighting was proposed, that there would be a total of 84 parking spaces and that directional signs would be installed and would be shown on the revised site plans.

The meeting was opened to the public and as no one wished to speak a **MOTION** was made by Andrew Tynan, seconded by Ada Erik, to close the public hearing. On voice vote all were in favor.

William Drew advised that a resolution had been prepared for the Board's consideration incorporating the recommendations of the various departments, the Environmental Commission and the engineer.

**MOTION** made by Kurt Wagner, seconded by Robert Szuszkowski, to approve the application and memorialize Resolution 2002 – 18.

On roll call vote: Yes - Robert Moshman, Robert Szuszkowski, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank  
No - None

**PATRICIA SCALA  
Minor Subdivision #0110-1931  
Variance #0130-0495**

COMPLETE: 03-08-02  
DEADLINE: 07-06-02

Block 5003; Lot 8  
Rockburn Pass; R-4 Zone  
Create three (3) residential building lots.

Robert Moshman recused himself from this application.

The applicant, Patricia Scala, called Albert Gloor, P.E. to explain the proposed subdivision. Mr. Gloor stated that the applicant proposed to create three building lots, variances are required for lot frontage (lot 8) and lot width (lot 9), the property contains wetlands for which an LOI had been obtained. He addressed the Planning Report dated April 19 and the Engineer report item by item. A copy of the LOI was submitted.

During the public hearing the following people spoke: Judith D'Agostino in favor of the application. Carol Louer expressed concern regarding blasting.

As no one else wished to speak a **MOTION** was made by Ada Erik, seconded by Kurt Wagner, to close the public hearing. On voice vote all were in favor.



Morsetown Road; R-3 Zone

**APPROVED:** Minor subdivision with variances to subdivide one lot to create 2 residential building lots.

**MOTION** was made by Andrew Tynan, seconded by Ada Erik, to approve the memorialization of Resolution No. 2002 – 15.

On roll call vote: Yes - Robert Moshman, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank  
No - None

**OSCAR BEYENBERG**

**RESOLUTION NO. 2002 - 16**

**Preliminary & Final Site Plan #0120-0105AB**

Block 3906; Lot 6

Greenwood Lake Turnpike; LMI Zone

Restoration of existing commercial site.

**Dismissed** without prejudice.

**MOTION** was made by Ada Erik, seconded by Kurt Wagner, to approve the memorialization of Resolution No. 2002 – 16.

On roll call vote: Yes - Robert Moshman, Robert Szuszkowski, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank  
No - None

**VILLAGE ON RIDGE**

**RESOLUTION NO. 2002 - 17**

**Amended Preliminary Subdivision #1744**

Ridge Road

**GRANTED:** One-year time extension.

**MOTION** was made by Andrew Tynan, seconded by Ada Erik, to approve the memorialization of Resolution No. 2002 – 17.

On roll call vote: Yes - Robert Moshman, Robert Szuszkowski, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank  
No - None

**ORDINANCES REFERRED BY COUNCIL**

Historic Designation of Long Pond Ironworks and including it on the “Designated list and map of landmarks and historic sites” – Recommendation to Council.

**MOTION** made by Andrew Tynan, seconded by George Spence, to refer the matter to the Township Council for adoption.

On roll call vote: Yes - Robert Moshman, George Spence, Robert Szuszkowski, Andrew Tynan, Kurt Wagner, Ada Erik, Michael Tfank  
No - None

**PLANNING DIRECTOR’S REPORT**

**Grant Application to ANJEC** – Request to fund a portion of the water quantity analysis. William Drew explained that a grant application had been prepared to help offset the cost of a depletive/consumption water use analysis. The project would fit in with the goals and objectives of the Master Plan and would involve the School Science Department and the Environmental Commission. The members were all in favor of pursuing the grant.

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

## **MISCELLANEOUS**

Board discussed the preparation of an ordinance to require static water level information as part of obtaining well permits. Matter referred to the ordinance subcommittee for further research.

William Drew advised that Ross Sorci, the Radio Frequency Engineer retained by the Board, met with the Planning Staff to start the process of amending the telecommunications ordinance. He will be meeting with the Board and the subcommittee shortly.

The Board discussed the subject of a recent e-mail from the Smart Growth Committee regarding studies to be conducted and determined that a clarification was required. Chairman to send letter.

Chairman requested Council members to pursue a tree ordinance.

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

### **MINUTES**

**MOTION** made by George Spence, seconded by Michael Tfank, to approve the minutes of the December 9, 1998 regular meeting. On voice vote all eligible members voted yes.

**MOTION** made and seconded by George Spence to approve the minutes of the January 27, 1999 regular meeting. On voice vote all eligible members voted yes.

**MOTION** made by Ada Erik, seconded by Kurt Wagner, to approve the minutes of the February 7, 2002. On voice vote all eligible members voted yes.

### **COMMUNICATIONS**

The following communications were all received and filed:

Invitation from New Jersey Planning Officials to the State Planning conference and dinner to be held Friday, May 17, 2002 at the Somerset Hills Hotel, Warren Township.

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

Eagle Ridge at West Milford, Block 5301; Lot 10 and Block 5405; Lot 8, Cahill Cross Road, listing conditions to be met for site plan approval.

Eagle Ridge at West Milford, Block 5301; Lot 10 and Block 5405; Lot 8, Cahill Cross Road, listing conditions to be met for subdivision approval.

Joseph Capone, Block 15803; Lot 15, 70 Oak Ridge Road, advising that additional information must be submitted.

Copy of letter dated March 28, 2002 from William Drew to Charles Aikey, CFA Custom Homes, Inc. advising that there is a valid subdivision involving Block 10204; Lot 5.03 and the zoning for this property has not changed.

Letter dated March 22, 2002 from the State of New Jersey, Division of Purchase and Property, advising that bids will be taken for well drilling services at various locations throughout the State for NJDEP, NJ Geological Survey.

Letter dated March 30, 2002 from Paul W. Ross, Esq. enclosing copy of letter to Green Acres regarding the purchase of property owned by Alice Zampella.

Notice dated April 16, 2002 from Najarian Associates advising that K. Hovnanian at West Milford, LLC is applying for a General Permit, Individual Transition Area Waiver and Open Water Fill Permit for Eagle Ridge at West Milford, Block 5405; Lot 8 and Block 5301; Lot 20.

The following correspondence to be reviewed by the Board for further discussion.

Water Supply Study – Proposal for Services from T&M Associates – Copy forwarded to Planning Board from the Township Manager’s office.

**ADJOURNMENT**

Meeting adjourned by unanimous vote at 10:21 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary