

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
MAY 14, 2003
Special Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:35 p.m. with the reading of the legal notice.

ROLL CALL

Present: Ada Erik, Robert Moshman, James O'Bryant, Robert Szuszkowski (Arrived Late), Andrew Tynan. Alternate: Leslie Tallaksen, Kathleen Caren. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. was represented by Richard Brigliadoro, Esq. for part of the meeting. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Paul Donoghue, Edward Orthouse, Kurt Wagner.

Chairman appointed Leslie Tallaksen and Kathleen Caren to sit for absent members.

PUBLIC PORTION

Richard Randazzo read a letter to the Board regarding development and the need to stop it.

MOTION made by Ada Erik, seconded by James O'Bryant, to close the public portion. On voice vote all were in favor.

APPLICATIONS

KERRY GREENE

COMPLETE: 05-13-02

Public Hearing

DEADLINE: 05-14-03

Preliminary Subdivision #0110-1910

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 18 residential building lots.

The applicant was represented by Shepard Peck, Esq., Boyce McGeoch, Surveyor, Frank Loscalzo, engineer, Kenneth Scarlatelli, wetlands expert and Kenneth Ochab, professional planner. The applicant presented a revised map to show a lot reduction based upon the previous hearing. The Board then opened the hearing for questions on this revised plan.

Richard Randazzo and Linda Connolly objected to the decision of the Board with regard to the revised map. This map was not present ten days prior to the hearing for public review. There was no stormwater information testimony. There is a vernal pool question on the property, water issues concerning the wells, the variances should not be waived and she questioned the Planning Board's Engineer's letter with regard to qualifying the number of lots.

The public portion was then closed.

The applicant testified that there would be additional changes to the plan to show well locations and all DEP wetland and transition area requirements will be applied for and received. There will be no disturbance on the lots in excess of 35% maximum. The Board Engineer's report was reviewed and agreed to by the applicant. The Board then questioned the value of the area to be reserved for conservation and the fact that they are restricted from use by DEP. The Board identified concerns on lots 2, 3 and 4 with regard to lot disturbance. It was testified that the road will cut through the rock ledge

and no hickory barked trees are in the proposed right-of-way. The Board identified the shared driveway as a concern. This matter was carried to the June 5, 2003 regular meeting.

ALICE ZAMPELLA

COMPLETE: 03-09-03

Preliminary Subdivision #0110-1939

DEADLINE: 05-28-03

Block 14601; Lots 5 and 6

Union Valley Road; R-3 Zone

Application for subdivision to subdivide two existing lots to create four residential building lots.

Paul Ross, Esq. represented the applicant. Mr. Ross advised that the application completely conforms to the Township Ordinance and the Passaic County Planning Board has received the plan. The applicant's engineer, Stephen Koestner, P.E., was called and his qualifications accepted by the Board. The engineer explained the preliminary subdivision plans for the creation of four lots for the purpose of constructing single-family homes. There will be an eight-foot strip of land dedicated to the County for future right-of-way purposes. Thomas Auffenorde of EcolSciences was called as a witness and was accepted by the Board. Mr. Auffenorde addressed the wetlands, the application for an LOI filed with the DEP and the placement of the houses in relation to the wetlands. The applicant, Alice Zampella, testified regarding the relocation of power lines.

The Board then opened the meeting to the public and Judy Laureano requested that the decision be held off until after the Township Council considers the rezoning. There are traffic and stormwater runoff concerns that she voiced. As no one else wished to speak the public hearing was then closed.

MOTION made by Andrew Tynan, seconded by Ada Erik, to approve the proposed subdivision based on the fact that the application is a fully conforming subdivision application and that the applicant requires no variance relief. .

On roll call vote: Yes – Ada Erik, Robert Moshman, James O'Bryant, Andrew Tynan, Leslie Tallaksen, Kathleen Caren, Michael Tfank.
No - None.

DONALD E. EHRMANN

COMPLETE: 04-07-03

Minor Subdivision #0210-1945

DEADLINE: 05-22-03

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

Application to subdivide a lot and annex half to each of two existing lots.

The applicant was not present and the Board dismissed the application without prejudice.

MOTION made by James O'Bryant, seconded by Andrew Tynan, to dismiss the application without prejudice.

On roll call vote: Yes – Ada Erik, Robert Moshman, James O'Bryant, Andrew Tynan, Leslie Tallaksen, Kathleen Caren, Michael Tfank.
No - None.

ORDINANCES REFERRED FROM COUNCIL

The Board recommended the following ordinance be adopted by the Township Council as introduced:

Ordinance to amend chapters 16 and 17 of the Township Land Development Ordinance to establish minor site plan requirements – Introduced by Council April 16, 2003 and referred to the Planning Board for recommendation.

PLANNING DIRECTOR'S REPORT – No report.

PLANNING BOARD ATTORNEY'S REPORT – No report.

MISCELLANEOUS

Resolution No. #2002 – 22 Amendment to contract for services with Keller & Kirkpatrick to include Robert Kirkpatrick, P.E.

MOTION made by James O'Bryant, seconded by Ada Erik, to adopt the resolution.

On roll call vote: Yes –Ada Erik, Robert Moshman, James O'Bryant, Robert Szuszkowski, Andrew Tynan, Leslie Tallaksen, Kathleen Caren, Michael Tfrank.
No - None.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated May 2, 2003 from Planning Board Chairman to Township Manager and Council regarding amendment to the Township Certified Housing Plan. Received and filed.

Memo dated April 17, 2003 from William Drew to the Township Council re amendment to the West Milford Township Certified Housing Plan. Received and filed.

COMMUNICATIONS

The following correspondence was received and filed.

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

Lindsay Plumbing & Heating – Minor Subdivision – Block 7701; Lot 2, 1087 Union Valley Road. Approval withheld pending receipt of additional information.

Alice Zampella – Preliminary Subdivision – Block 14601; Lots 5 and 6, Union Valley Road. Approval withheld pending receipt of additional information.

Your Home Team – Preliminary Subdivision – Block 9801 Lots 28.01, 28.02 and 28.03, 843 Union Valley Road. Not objecting to the revised road location but withholding approval upon receipt of additional information.

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4, Union Valley Road. Continuing to withhold approval pending receipt of revised and additional information.

Letter dated April 2003 from the Awosting Association advising that they are applying for a Freshwater Wetlands General Permit for property known as Blocks 4101, 4102, 4103, 4002, 4003 and 4004, all lots.

Letter dated March 24, 2003 from EcolSciences, Inc. advising that Alice C. Zampella is applying for a Transition Area Waiver/Averaging Plan for property known as Block 14601; Lots 5 and 6, Union Valley Road.

Letter dated April 1, 2003 from LAN Associates advising that Tom Scala is applying for a Letter of Interpretation-Presence or Absence for property known as Block 206; Lot 9.

Copy of Spring 2003 issue of *High Ground*, the Highlands Coalition News from ANJEC.

Letter dated May 1, 2003 from Orange & Rockland requesting notification of any construction activity.

Copy of letter dated April 16, 2003 from Michael Tfank to Elease Evans, Board of Chosen Freeholders, Passaic County re: NJDEP Presentation of BIG Map.

Letter dated April 9, 2003 from Richard Randazzo and Linda Connolly regarding February 26, 2003 Planning Board meeting on Keery Greene Preliminary Subdivision.

Notification dated April 14, 2003 of an application for Treatment Works Approval being filed with NJDEP regarding Eagle Ridge application.

ADJOURNMENT

Meeting adjourned by unanimous vote at 11:50 p.m.

Respectfully submitted,

Grace R. Davis
Secretary