

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

**MAY 23, 2001
REGULAR MEETING**

Meeting opened at 7:35 p.m. with the reading of the legal notice.

ROLL CALL

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

Absent: Maria Harkey. Alternates: Rich Stecher, Mark Vetter.

PUBLIC PORTION

No one wished to speak.

APPLICATIONS

VALLEY RIDGE DEVELOPMENT CO.
Preliminary Site Plan #9620-0041
Block 8002; Lot 4
Union Valley Road; R-1/PN Zone
Request for time extension

Edward Weisslitz, Esq., representing the applicant, Arie Wilensky, noted that the applicant was seeking a second extension to the above referenced application. At the request of the Planning Director a status report dated May 23, 2001 was prepared by William Beardslee, the applicant's engineer. He noted that since last year a Stream Encroachment Permit for the entrance road, a wetlands permit for the entrance road and Passaic County Planning Board approval had been received. Permits and easements pertaining to the sewer facility must still be obtained. It is estimated that this will take approximately nine months. In addition, MUA approval must be obtained for the water system prior to filing for a DEP permit. And, there are several other permits, which must be secured.

The applicant explained the delay in requesting all the permits was due to problems encountered in acquiring the easements, which were necessary before the DEP permits could be submitted. Mr. Wilensky further explained that a water diversion permit had not been applied for.

Mr. Kienz, the Board Attorney, advised the applicant that he must proceed more rapidly in obtaining the necessary approvals, as the Board was reluctant to grant any additional extensions.

It was noted that Robert Moshman had joined the Board.

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

During discussion the Board noted that this is an affordable housing site and questioned if any risk was involved in denying the request. The Board Attorney recommended that the Board grant the extension and noted that this is the last extension he is entitled to. He further advised the applicant to proceed with haste and indicated that all of the permits should have been acquired.

MOTION made by James O'Bryant to grant the request. Seconded by Edward Orthouse.

CLOSED SESSION

MOTION made and approved to go into closed session. On roll call vote all were in favor.

MEMORIALIZATIONS

The following resolutions were adopted:

RESOLUTION NO. 2001 – 4

Abbington Associates, Inc.

Hiring of consultant to perform a Vehicular Safety and Roadway Geometric Review – Eagle Ridge Preliminary Site Plan

RESOLUTION NO. 2001 – 5

Hardesty and Hanover

Hiring of consultant to perform a Structural Review – Eagle Ridge Preliminary Site Plan

RESOLUTION NO. 2001 – 11

PMK Group

Hiring of consultant to perform an Environmental Review - Eagle Ridge Preliminary Site Plan

COMMUNICATIONS

The following communications were read and filed:

Copy of memo dated April 26, 2001 from William Drew to Kenneth Hetrick regarding Township COAH Certification.

Letter dated April 25, 2001 from James D. Rogers, Director of Planning, Passaic County, advising that approval of Fieldstone Estates, Section II, is being withheld pending receipt of additional information.

Letter dated May 1, 2001 advising that William Bediers is applying to the DEP for a Letter of Interpretation for property known as Block 206; Lot 17.

Copy of memo dated May 3, 2001 from William Drew to Kenneth Hetrick requesting that he be appointed to the Open Space Committee as the Planning Department liaison.

Letter dated May 3, 2001 from the Hudson-Essex-Passaic Soil Conservation District advising that the plan submitted by the Apshawa Fire Company for property located at 666 Macopin Road, Block 12501; Lot 26, meets the Standards for Soil Erosion and Sediment Control.

Copy of memo dated May 4, 2001 from William Drew to Kenneth Hawkswell, Health Officer, regarding litter on West Milford Post Office property.

Letter dated May 3, 2001 from the Hudson-Essex-Passaic Soil Conservation District advising that the plan submitted for the Stagecoach Expansion Project Update meets the Standards for Soil Erosion and Sediment Control.

ADJOURNMENT

Meeting adjourned by unanimous vote at 10:05 p.m.

Respectfully submitted,

Grace R. Davis
Secretary