

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
MAY 28, 2003
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:46 p.m. with the reading of the legal notice.

ROLL CALL

Present: Paul Donoghue, Ada Erik, Robert Moshman, James O'Bryant, Robert Szuszkowski. Alternate: Leslie Tallaksen. 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: Edward Orthouse, Andrew Tynan, Kurt Wagner. Alternate: Kathleen Caren

Chairman appointed Leslie Tallaksen to sit for Mr. Orthouse.

PUBLIC PORTION

Donald Ehrmann advised the Board that he did not receive notice of the previous meeting at which the Board dismissed his minor subdivision application. He requested the application be reactivated. The Planning Director advised him to submit a letter to the Planning Department and it would be rescheduled for the June 25th meeting.

APPLICATIONS

LINDSAY PLUMBING AND HEATING

Minor Subdivision #0210-1948

Bulk Variance #0130-0596

Block 7701; Lot 2

Union Valley Road; R-1 Zone

Request to amend a condition of Resolution 2003 - 6.

MOTION made by James O'Bryant, seconded by Paul Donoghue, to dismiss the request to change a condition of Resolution #2003 - 6 without prejudice as the applicant was not present.

On roll call vote: Yes – Paul Donoghue, Ada Erik, Robert Moshman, James O'Bryant, Robert Szuszkowski, Leslie Tallaksen, Michael Tfank.
No - None

CHARLES ALESSANDRINI

Public Hearing

Preliminary & Final Site Plan 0320-0136AB

Block 16605; Lot 22

3050 Route 23; HC

Construction of 19,833 sq. ft. business/warehouse buildings.

COMPLETE: 05-05-03

DEADLINE: 06-19-03

The applicant was represented by James Castiglia, Esq. and Richard Johnson, P.E. Testimony was delayed on this application in favor of taking other applications first.

The applicant's engineer testified with regard to the size of the trucks that would be utilizing the site, the number of parking spaces and that the number proposed was adequate for the proposed uses. The site improvements and traffic circulation was discussed. With regard to fire access the applicant will meet with the Township Fire Marshal. The type of activity within the storage facility was discussed. There is no long-term storage and it is only for the moving company use. Site lighting was discussed and the architectural plans were presented to the Board.

The meeting was opened to the public and no one wished to speak.

from Stowaway Association supports the change. Meryl Gonchar, Esq. representing the property owner, Chertacojo LLC, questioned Ms. Aaronson's expertise regarding the testimony. Laetitia Munro stated her concerns with regard to the current Township certification and supports the amendment. Ed Spirko spoke regarding water concerns; impervious surface will affect Pinecliff Lake. The Board advised this was not a hearing on a site plan for the subject property. Barry DiGiacinto spoke to the Board regarding COAH. Bettina Beiri spoke regarding COAH and the need for amendments to the certification.

The public hearing was closed and the matter was tabled with no action taken by the Board.

Noticed Public hearing to amend the Township Master Plan Land Use Element to include an office zone.

The public hearing was opened and closed, as no one was present for or against the matter. The Board then amended the Township Master Plan Land Use Element accordingly.

Master Plan Re-Examination Report – Adoption by Planning Board Resolution 2003-12.

Paul Donoghue congratulated the Planning Staff concerning the preparation of this report. There was no public comment with regard to this Re-Examination Report. The public portion was closed and the Board adopted the report unanimously.

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:

Site Plan, Eagle Ridge at West Milford; Block 5301; Lot 20 and Block 5405; Lot 8; Cahill Cross Road, West Milford - dated May 13, 2003 - Approval for this plan has been withheld pending receipt of additional information.

Preliminary and Final Plat, Eagle Ridge at West Milford; Block 5301; Lot 20 and Block 5405; Lot 8; Cahill Cross Road, West Milford dated May 13, 2003 - Approval for this plan has been withheld pending receipt of additional information.

Report dated May 7, 2003 from Charles Silverstein, P.E., County Traffic Engineer to Passaic County regarding Eagle Ridge at West Milford providing comments.

Letter from Gerald Gardner & Associates dated May 7, 2003 re Treatment Works Approval Permit Application (TWA); 11 Forest Lake Drive, Block 4303; Lot 1 Hewitt, NJ-Cusenza

Memo dated May 12, 2003 from Kevin Byrnes re Land Use Regulation Program Application #1; Statewide General Permit No. 6, Statewide General Permit No. 10, Transition Area Waiver, Kerry Greene, Block 10001; Lots 14, 19, 20 & 23

ADJOURNMENT

Meeting adjourned by unanimous vote at 11:08 p.m.

Respectfully submitted,

Grace R. Davis
Secretary