

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
JUNE 25, 2003
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:48 p.m. with the reading of the legal notice.

ROLL CALL

Present: Paul Donoghue, Ada Erik, Robert Moshman, James O'Bryant, Edward Orthouse, Robert Szuszkowski, Andrew Tynan, Kurt Wagner. Alternates: Leslie Tallaksen, Kathleen Caren. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. was represented by Valerie Hrabal, P.E.

Absent:

PUBLIC PORTION

Glen Kraut, Wayne Gottlieb and Barry DiGiacinto addressed the Board.

AMENDMENT TO THE SUBSTANTIVE CERTIFICATION OF THE TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN

Continued noticed Public hearing to amend the Certified Fair Share Housing Plan as requested by the Township Council to delete property identified as Block 7702; Lot 4 known as Stanford Village, located along the west side of Union Valley Road, south of Stowaway.

The public hearing was opened and the following people spoke: Kenneth Hetrick, Township Manager, Doris Aaronson, Laetitia Munro, Donald Webb, Donald Weise, Celeste Byrne and Meryl Gonchar, Esq. representing the property owner, Chertacojo LLC.

MOTION made by Paul Donoghue, seconded by Ada Erik, not to adopt the amendment to the Certified Housing Element.

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

APPLICATIONS

CHARLES ALESSANDRINI

Public Hearing

Preliminary & Final Site Plan 0320-0136AB

Bulk Variance #0330-0634

Block 16605; Lot 22

3050 Route 23; HC Zone

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

COMPLETE: 05-05-03

DEADLINE: 10-11-03

The applicant was represented by James Castiglia, Esq. and Richard Johnson, P.E.

The Board found that granting ancillary "c" variance relief with respect to disturbance of steep slopes at 35 percent (35%) was appropriate. The Board accepted the testimony of the Applicant's professional engineer, Mr. Johnson, with respect to the need for said variance and agreed that the construction on the Subject Property along State Highway Route 23 would not create any environmental concerns and advanced the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2. Therefore, the Board determined that for the reasons set forth herein as well as the testimony provided by the Applicant, that ancillary "c" variance relief could be granted without substantial detriment to the public good, and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

PLANNING BOARD ATTORNEY'S REPORT – None.

MINUTES

Board approved the minutes of the February 6, 2003 regular meeting, March 24, 2003 special meeting and April 9, 2003 special meeting.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated May 30, 2003 from Kenneth Hetrick, Township Manager, to William Drew regarding submittal of Smart Growth reports by T&M. Noted and filed.

Copy of memo dated June 2, 2003 from William Drew to Kenneth Hetrick, Township Manager, responding to his memo of May 28, 2003 regarding the Redevelopment Land Contract. Noted and filed.

Copy of memo dated June 5, 2003 from William Drew to Kenneth Hetrick, Township Manager advising that the information to be submitted to the Planning Department by T&M, the consultant for the Smart Growth grant, was not in the requested format. Noted and filed.

COMMUNICATIONS

The following correspondence was received and filed:

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

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

Vincent Lanza – Minor Subdivision – Block 3508; Lot 2, Lakeside Road. Approval withheld pending receipt of revised plans.

Village on Ridge – Final Subdivision – Block 5201; Lots 16, 19 and 20, Block 5303; Lot 1, Ridge Road. Approval withheld pending receipt of additional information.

Eagle Ridge at West Milford – Site Plan – Block 5301; Lot 20 and Block 5405; Lot 8, Cahill Cross Road. Approval withheld pending receipt of additional information.

Vincent Lanza – Minor Subdivision – Block 3508; Lot 3, Lakeside Road. Application approved.

Letter dated May 28, 2003 from Ballester & Associates, Inc. advising that they have applied for Treatment Works Approval for property known as Block 905; Lot 2, Wyckoff Road.

Letter dated May 19, 2003 from Medina consultants, P.C. advising that County of Passaic has applied to the DEP for a General Permit for the reconstruction of the Apshawa Dams, Block 13501; Lot 5.

Notice dated May 30, 2003 advising that D. T. Allen Contracting Co., Inc. is applying for a Letter of Interpretation for property known as Block 8001; Lot 1, Macopin and Ridge Roads.

Notice dated June 4, 2003 from Northeast Environmental Management Systems advising that Cefes Financial Inc. is applying for a Letter of Interpretation and Transition Area Waiver for property known as Block 16504; Lot 4, Bonter Road.

Copy of letter dated June 3, 2004 from the New Jersey State League of Municipalities to the Mayor advising of the State Planning Commission's proposed process and calendar for the upcoming cross acceptance and plan endorsement process.

Notice dated June 12, 2003 from ANJEC advising of The People's Summit for Regional Equity conference scheduled for June 27, 2003 at Rutgers, which will focus on the economic and social impacts of sprawl in New Jersey.

ADJOURNMENT

Meeting adjourned by unanimous vote at 11:36 p.m.

Respectfully submitted,

Grace R. Davis
Secretary