

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
September 24, 2003
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:36 p.m. with the reading of the legal notice.

ROLL CALL

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

Absent: Robert Szuszkowski, Andrew Tynan.

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

PUBLIC PORTION

The following people addressed the Board: Curtis Kraut, Robert Pawlo, Glen Kraut.

SITE PLAN WAIVER APPLICATIONS

ZANADO ENTERPRISES

Site Plan Waiver #0320-0149W

Block 6504; Lot 13

Marshal Hill Road; CC Zone

Paul Donoghue recused himself.

The applicant, Robert Coyman, his attorney, James Castiglia, Esq. and engineer, Douglas McKittrick appeared on this application.

MOTION made by Ada Erik, seconded by Leslie Tallaksen, to approve the request for a site plan waiver, conditioned on there being indoor storage only, which shall be in the existing barn on the site. There shall be no outside storage.

On roll call vote: Yes - Ada Erik, Edward Orthouse, Kurt Wagner, Philip Weisbecker, Leslie Tallaksen, Kathleen Caren, Michael Tfank
No - None
Abstain - James O'Bryant,

APRIL STEARNS

Site Plan Waiver #0320-0150W

Block 14104; Lot 1

2038 Route 23 North; HC Zone

The applicant April and Michael Stearns appeared.

MOTION made by James O'Bryant, seconded by Ada Erik, to approve the request for a site plan waiver, conditioned on striping the parking lot for sixteen (16) spaces within one year's time (on or before September 23, 2004).

On roll call vote: Yes - Paul Donoghue, Ada Erik, James O'Bryant, Edward Orthouse, Kurt Wagner, Philip Weisbecker, Leslie Tallaksen, Kathleen Caren, Michael Tfank
No - None

On roll call vote: Yes - Paul Donoghue, Ada Erik, James O'Bryant, Edward Orthouse, Kurt Wagner, Philip Weisbecker, Leslie Tallaksen, Michael Tfank
No - None
Abstain - Kathleen Caren,

MARK LINDSAY COMPLETE: 07-02-03
Preliminary and Final Site Plan #0220-0130 DEADLINE: 11-15-03
Block 6404; Lot 1.02
Greenwood Lake Turnpike; CC Zone
Construct new office/storage building for plumbing business.

Application carried at the applicant's request.

MICHAEL & CHRISTINE VANDER PLOEG COMPLETE: 08-18-03
Minor Subdivision #0310-1955 DEADLINE: 12-16-03
Bulk Variance #0330-0628
Block 16006; Lot 1
Grove Street; CC & R-4 Zones
Application for subdivision with variance relief to create 1 residential building lot.

Application carried as full public notice was not made. Full renote must be given.

MEMORIALIZATIONS

JULIUS CARPIGNANO
Resolution No. 2003 - 22
Minor Subdivision #0110-1942
Block 5301; Lots 42.02 and 45
Morsetown Road; R-3 Zone
DENIED: Request to subdivide existing lot to create two new residential building lots.

Carried to October meeting.

MISCELLANEOUS

Amendment to West Milford Master Plan; Land Use Element and Land Use Plan: Public hearing.

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

MOTION made by Paul Donoghue, seconded by Ada Erik, to adopt the amendment to the Master Plan.

On roll call vote: Yes - Paul Donoghue, Ada Erik, James O'Bryant, Edward Orthouse, Kurt Wagner, Philip Weisbecker, Leslie Tallaksen, Kathleen Caren, Michael Tfank
No - None

Wireless Telecommunications Ordinance: Recommendation to Council to introduce Ordinance.

Matter carried to the October 2, 2003 meeting.

ORDINANCES REFERRED FROM COUNCIL – None.

PLANNING DIRECTOR'S REPORT – None.

PLANNING BOARD ATTORNEY'S REPORT

Mr. Donoghue recused himself from this matter.

Mr. Gonzalez, the Board Attorney, presented a report to the Board regarding regulating on-street parking in connection with private docks in Upper Greenwood Lake.

MINUTES

Minutes of the July 30, 2003 special meeting were approved as amended.

STAFF REPORTS/MEMOS TO TOWNSHIP MANAGER/COUNCIL

Memo dated September 17, 2003 to Kenneth Hetrick, Township Manager, notifying the Township Council of a mis-statement in the notice advertising the Council's Public Forum Meeting to be held September 22, 2003. Received and filed.

COMMUNICATIONS

The following correspondence was received and filed:

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

Scott Leonescu – Preliminary Subdivision – Block 9801; Lots 28.01, 28.02, 28.03, 843 Union Valley Road. Approval withheld pending receipt of additional information.

Inserra/West Milford LLC – Minor Subdivision – Block 6303; Lot 13, 45 Marshal Hill Road. Approval withheld pending receipt of additional information.

Village on Ridge – Preliminary and Final Subdivision – Block 5201; Lots 16, 19, 20 and Block 5303; Lot 1, Ridge Road. Preliminary and final approval granted.

Montesano and Curcio – Minor Subdivision – Block 9501; Lot 2, 1455 Macopin Road. Approval withheld pending completion of required work.

DeMille Estates – Preliminary Subdivision – Block 12001; Lots 16, 18 and 19, Weaver Road. Approval withheld pending receipt of additional information.

Inserra/West Milford LLC – Minor Subdivision – Block 6302; Lot 13, 45 Marshal Hill Road. Approval withheld pending receipt of additional information.

Scott Leonescu – Preliminary Subdivision – Block 9801; Lots 28.01, 28.02, 28.03, 843 Union Valley 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.

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

Notice received August 11, 2003 advising that New Heaven Mission, Inc. is applying for a Letter of Interpretation for property located on Weaver Road, Block 12001; Lot 20.

Copy of letter dated August 6, 2003 from Linda M. Lutz, Principal Planner, to NJDEP Land Use Regulation Program enclosing a copy of Memorializing Resolution No. 2003 – 18 in accordance with the conditions of approval for the preliminary subdivision application of Kerry Greene.

Letter dated August 7, 2003 from the NJDEP in response to a request by Thomas Scala for a Letter of Interpretation for property known as Block 206; Lot 9 advising that wetlands on the property are of exceptional resource value.

Letter dated August 8, 2003 from the NJDEP in response to a request for a Letter of Interpretation/Line Verification by Union Valley One for property 6402; Lot 3 advising that wetlands on the property are of intermediate and exceptional resource values.

Letter dated July 30, 2003 from NJDEP Bureau of Nonpoint Pollution Control, Division of Water Quality regarding a public comment period for a draft NJ Pollutant Discharge Elimination System for a Stormwater Discharge New Master General Permit.

Notice received August 29, 2003 from the League of Municipalities providing an update on the NJ Family Home Occupation Act (Home Based Business bill).

Notice dated August 27, 2003 from Patricia A. Lycosky, Township Clerk, Township of Vernon, advising that Town Center Designation was received on July 16, 2003.

Letter dated September 15, 2003 from Gerald Gardner & Associates advising that Bruce Patrano is applying for a treatment Works Approval for property known as Block 3705; Lots 27.01 and 27.02, 31 Olcott Road.

ADDENDUM TO AGENDA

COMMUNICATIONS

Letter dated September 16, 2003 from John M. Barbarula, Esq. requesting to consult with the Board regarding the conditions of approval of Resolution 2003 – 9 for the subdivision approval granted Your Home Team, Block 9801; Lots 28.01, 28.02 and 28.03. William Drew advised that this would require a public hearing, with property notification. The matter will be scheduled for the October 22, 2003 meeting.

Letter dated September 19, 2003 from Bryan Lindsay, P.C., for Lindsay Plumbing & Heating requesting a time extension to the Minor Subdivision due to expire October 2, 2003. Matter scheduled for the October 22, 2003 meeting.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:46 p.m.

Respectfully submitted,

Grace R. Davis
Secretary