

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
March 24, 2004
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:45 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Leslie Tallaksen, Andrew Tynan. 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: Joseph Di Donato, Kurt Wagner. Alternate: Matthew DeFede.

PUBLIC PORTION

During the public portion Jim Novak addressed the Board.

SITE PLAN WAIVER APPLICATIONS

APPLICATIONS

CASTLE ROCK ESTATES, LLC
Preliminary Subdivision #0310-1958
Variance #0430-0651

COMPLETE: 02-13-04
DEADLINE: 06-12-04

Block 9901; Lot 7
870 Union Valley Road; R-1 Zone
Request to subdivide property to create 17 residential building lots.

The applicant was represented by Louis L. D'Arminio, Esq. and Alex Zepponi, P.E., P.P. Testimony was given by Mr. Zepponi regarding engineering aspects of the application.

The meeting was opened to the public and Tom Wesdorp and Jim Novak spoke.

As no one else wished to speak a **MOTION** was made by Andrew Tynan, seconded by Joseph Elcavage, to close the public portion. On voice vote all were in favor.

Application was carried to the April 28th meeting with no further notice required.

MEMORIALIZATIONS

AT&T WIRELESS SERVICES, LLC (DOCKERTY HOLLOW)
RESOLUTION No. 2004 - 8
Preliminary & Final Site Plan #0320-0153AB

Block 8002; Lot 2
Dockerty Hollow Road; R-2 Zone

APPROVED: Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

MOTION made by James O'Bryant, seconded by Leslie Tallaksen, to memorialize the resolution.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Leslie Tallaksen, Andrew Tynan, Michael Tfank.
No - None

Mark Lindsay Plumbing and Heating – Site Plan – Block 6404; Lot 1.02, Greenwood Lake Turnpike. Approval withheld pending receipt of additional information.

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

Red Maple Professional Building II – Site Plan – Block 7902; Lots 5 and 6, 2016 Macopin Road. Approval withheld pending receipt of revised plans.

Fieldstone Estates III – Final Plat – Block 13001; Lots 1 and 2, Macopin Road. Plan approved subject to addition of correct County signature block to the final plat.

Copy of letter dated March 11, 2004 from William H. Drew, Planning Director, to Kerry Greene re: Site Disturbance Plan for Test Wells.

Notice dated February 19, 2004 that Scott Leonescu c/o Your Home Team is applying for a General Permit for the construction of a sub-surface disposal field for property located at 134 County Road, Block 1202; Lot 5.

Notice dated January 30, 2004 that Joan Perrone is applying for a General Permit for the construction of a sub-surface disposal field and tanks for property located at 84 Gould Road, Block 10102; Lot 28.

Notice dated March 1, 2004 that Kit Wainer is applying for a General Permit for the installation of a new septic field and tanks for property located at 4 Kinswood Road, Block 2011; Lot 3.

Memorandum dated March 17, 2004 from Barbara Welkey, Assistant Administrator, providing an update on the NPS (319) Grant for the restoration of Greenwood Lake.

Letter dated March 17, 2004 from Brian McLendon, Bureau of Nonpoint Pollution Control, Division of Water Quality, DEP, re: a public comment period for a draft Stormwater Discharge New Master General Permit for Mining and Quarrying.

Copy of letter dated March 17, 2004 from Kevin Byrnes, Acting Administrator, to William J. DeMarco advising that copies of the Pompton Lakes – Well Head Protection Ordinance were being forwarded to the Planning Board, Health Officer and Environmental Commission.

MISCELLANEOUS

Status of FAR Ordinance and codification of Land Development Ordinance discussed.

CLOSED SESSION

MOTION made by James O'Bryant, seconded by Leslie Tallaksen, to move to closed session. On voice vote all were in favor.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:36 p.m.

Respectfully submitted,

Grace R. Davis
Secretary