

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
APRIL 28, 2004
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:47 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Michael Siesta, Andrew Tynan. Alternate: Matthew DeFede. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. (Arrived Late) Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. (Arrived Late)

Absent: Douglas Ott, Leslie Tallaksen, Kurt Wagner. Alternate: Clinton Smith.
Also present: Bryant Gonzalez, Esq.

Chairman appointed Matthew DeFede to site for Mr. Ott.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

WEST MILFORD ELKS
Site Plan Waiver #0420-0181W
Block 6701; Lot 1.02
1860 Union Valley Road; R-1 Zone

Michael Tfank recused himself from hearing this application.

Mary Barrett appeared on behalf of the applicant.

MOTION made by James O'Bryant, seconded by Andrew Tynan, to approve the request.

On roll call vote: Yes – James O'Bryant, Edward Orthouse, Michael Siesta, Andrew Tynan, Michael DeFede
No – None
Abstain – Joseph Elcavage

APPLICATIONS

CASTLE ROCK ESTATES, LLC
Preliminary Subdivision #0310-1958
Variance #0430-0651
Block 9901; Lot 7
870 Union Valley Road; R-1 Zone
Request to subdivide property to create 17 residential building lots.

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

The applicant was represented by Louis D'Arminio, Esq. and Alex Zepponi, P.E. Testimony was given by Mr. Zepponi.

The meeting was opened to the public and Tom Wesdorp, Ada Erik, Jim Novak and Gregor Sirotof spoke.

Application carried to the May 6, 2004 regular meeting with no further notice required.

MOTION made by Joseph Elcavage to deny the request based on the fact that the material is available on the Township web site and can also be obtained at the Township offices. This is more cost effective and reaches more of the public. Seconded by Michael Siesta.

On roll call vote: Yes – Joseph Elcavage, James O’Bryant, Edward Orthouse, Michael Siesta, Andrew Tynan, Matthew DeFede, Michael Tfrank.
No - None

PLANNING DIRECTOR’S REPORT – No report.

PLANNING BOARD ATTORNEY’S REPORT

Mr. Kienz advised that he would forward the transcripts of the Castle Rock hearings to all Board members.

MINUTES

Motion made by James O’Bryant, seconded by Joseph Elcavage, to approve the minutes of the February 25, 2004 and March 4, 2004 regular meetings. On voice vote all were in favor.

COMMUNICATIONS

The following correspondence was received and filed:

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

Eckerd Pharmacy – Site Plan – Block 5701; Lots 3-5 – 10 Marshall Hill Road. Approval withheld pending receipt of additional information.

Mark & Cindy Lindsay – Minor Subdivision – Block 7701; Lot 2 – 1087 Union Valley Road. Approval withheld pending completion of shoulder clearing.

Valley Ridge at West Milford – Site Plan – Block 8002; Lot 4 – Union Valley Road. Approval withheld pending receipt of additional information.

Letter dated April 12, 2004 from Albert Gloor, Jr. advising that Thomas Scala is applying for a Treatment Works Approval for the Individual Subsurface Sewage Disposal System on Rockport Plaza.

Copy of letter received April 14, 2004 advising that Gary Wasyluk is applying for a Treatment Works Approval Permit for a septic system in connection with the construction of a single-family dwelling on property located at 166 Morsetown Road, Block 333; Lot 27.

Copy of letter dated April 19, 2004 from William Drew to the Passaic County Planning Board regarding the status of the Urban Forestry Demonstration Project – Town Center Tree Planting and Landscape Program.

Notice dated March 12, 2004 advising that Richard Esak is applying for a Letter of Interpretation and General Permit for property located on Reigler Road, Block 1701; Lot 67.

Copy of letter dated March 29, 2004 from Neil D. Muller, Planning Director, Passaic County regarding interest in a proposed meeting on the Highlands Task Force Report.

Copies of letter dated March 26, 2004 from the Morris County Board of Chosen Freeholders enclosing a copy of Resolution No. 31 Authorizing Participation of the County of Morris in the State Development and Redevelopment Plan Cross-Acceptance Process, which was adopted on March 10, 2004.

Letter dated April 14, 2004 from Gerald Gardner Associates, Inc. advising that Anne Vogel is applying for a Treatment Works Approval Permit for a septic system in connection with the construction of a single-family dwelling on property located on Lincoln Avenue, Block 6504; Lot 5.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:25 p.m.

Respectfully submitted,

Grace R. Davis
Secretary