

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**February 3, 2005  
WORKSHOP**

**MINUTES**

Meeting opened at 7:33 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Clinton Smith, Leslie Tallaksen, Kurt Wagner. Alternate: Steven Castronova. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda Lutz, P.P. GIS Specialist: Robert Sparkes.

Absent: Michael Siesta. Alternate: Matthew DeFede. Planning Board Engineer: Robert Kirkpatrick, P.E.

The Chairman welcomed the new member, Stephen Castronova.

**PUBLIC PORTION**

Carl Richko, 9 Shephard Road, Hewitt, a member of the Passaic County Open Space Committee, and Kathleen Caren, Quince Tree Lane, West Milford, addressed the Board regarding the status of the Township Open Space Plan.

Donald Webb, 8 Shephard Road, Hewitt, addressed the Board regarding a drainage problem on his property.

Elaine Duffy, Warwick Turnpike, thanked the Board for their time and effort regarding the Tichenor House.

**APPLICATIONS**

**HIGH CREST LAKE LODGE, INC.**  
**Minor Subdivision #0410-1932**  
**Bulk Variance #0430-0668**  
Block 13201; Lot 25  
12 Northwood Drive; LR & R-4 Zones  
Subdivide to create three (3) building lots.

COMPLETE: 12-17-04  
DEADLINE: 04-16-05

Matter carried at applicant's request.

**CELLULAR TELEPHONE COMPANY**  
**d/b/a AT&T WIRELESS (OAK RIDGE)**  
**Preliminary & Final Site Plan #0420-0190AB**  
Block 16307; Lot 21  
394 Oak Ridge Road; CC Zone  
Construct a telecommunications tower and equipment cabinet.

COMPLETE: 01-24-05  
DEADLINE: 03-10-05

Overview of application provided by Linda Lutz, P.P. Anikumar Avutu, Esq., of Pitney Hardin LLP, Ron Igneri, P.E. and Brian Hemmes, A.E. were present for the applicant.

**MASTER PLAN SUBCOMMITTEE**

Meeting to be held Monday, February 7<sup>th</sup>, at 4:30 p.m.

**MINUTES**

**MOTION** made by Joseph Elcavage, seconded by Kurt Wagner, to approve the minutes of the January 6, 2005 work meeting. On voice vote all were in favor.

## **ADDENDUM TO AGENDA**

### **MINUTES**

Approval of minutes of the January 6, 2005 reorganization meeting.

**MOTION** made by Joseph Elcavage, seconded by Edward Orthouse, to approve the minutes of the January 6, 2005 reorganization meeting. On voice vote all eligible were in favor.

### **MISCELLANEOUS**

**Brownfields Program:** Identification and discussion of brownfield sites in Township. Robert Sparkes explained the definition of brownfields, which was adopted by the Passaic County Brownfields Commission. He advised that Deborah Hoffman, the Director of Economic Development for the County, would be available to speak to the Board regarding the redevelopment of these sites. Members requested she be invited to a future meeting.

**Tichenor House:** William Drew provided a status report on the maintenance of the facility. Members requested a memo be sent to the Township Council requesting they advise the County of the local property ordinance. They further requested that the Township Administrator advise the Board of the result of the Council's discussion on the matter.

**Cross Acceptance Process with Passaic County:** Board discussed response to Passaic County Planning Board. Copies of the RPA Report were previously provided to the members for review and comment. William Drew provided an overview of the report. He noted that although some things addressed in the report had changed, the report was still relevant. And, the Highlands Act recognizes regional studies in the preparation of Master Plans. After discussion the members suggested that the report be amended to clarify several items.

**Zoning Board of Adjustment:** The Annual Report was presented by Linda Lutz, Principal Planner and reviewed by the Board.

**Miscellaneous:** Several members questioned the condition of a cell tower site on Wooley and requested that the matter be looked into. It was determined that this is a property maintenance issue.

### **ADJOURNMENT**

Meeting adjourned by unanimous consent at 9:20 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary