

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

Minutes

January 25, 2007

REGULAR MEETING

Chairman, Michael Tfank, called the meeting to order at 7:41 p.m. with the reading of the legal notice and pledge of allegiance.

ROLL CALL

Present: Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternates: Thomas Harraka, David Volpe. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: James O'Bryant, Leslie Tallaksen.

Chairman appointed Messrs. Harraka and Volpe to sit for absent members.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

ROBERT P. FILIPPO

Site Plan Waiver #0620-0272W

Block 2402; Lots 2 and 8

399 Lake Shore Drive; NC Zone

The applicant, Robert P. Filippo, 6 Roome Road, Towaco, NJ was present and explained that he proposed to reopen a liquor store and bar at the subject property. He noted that the facility, which had been closed since approximately 1993, was formerly a bar, liquor store and boarding house. Mr. Filippo further noted that he purchased the facility in 1999 and had made many improvements. He further advised that no changes to the parking and lighting were proposed.

William Drew, Planning Director, advised that he and the Board Engineer had conducted a site inspection and noted that there is an existing dirt private right-of-way, which separates the parking lot from the building itself. He further noted that there is no distinction between where the parking lot begins and ends and the road, which creates a safety hazard. Mr. Drew recommended that the section of the roadway traversing the subject property be paved creating a clear distinction between the roadway and the parking area.

There were no members of the public wishing to speak on this application.

During discussion, Robert Kirkpatrick, the Board Engineer, noted that if the public right-of-way was not delineated parking would be helter-skelter and the ability of residents and emergency personnel to access the area would be hindered. Mr. Kirkpatrick recommended that two paved lanes, 18-feet wide, be provided.

MOTION made by Steven Castronova, seconded by Douglas Ott, to approve the request for a site plan waiver, conditioned on the installation of an 18-foot wide paved portion of the existing right-of-way across the property; the reorganization of the parking on both sides of the right-of-way; and the regrading of the parking areas. The paved portion of the roadway was to be striped with a double yellow centerline and a white lane line at each edge of the pavement.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Thomas Harraka, David Volpe, Michael Tfank.

No - None

APPLICATIONS

S&R HOLDINGS, LLC
Final Site Plan #0220-8908
Block 7621; Lot 3.02
1499 Union Valley Road; VC Zone

COMPLETE: 10-17-06
DEADLINE: 01-30-06

Messrs. Castronova and Weisbecker were recused.

Steven Castronova, P. O. Box 412, West Milford, NJ a member of the corporation, was present and noted that the plans conform to the Township ordinances and that all improvements had been completed.

William Drew, the Planning Director, advised that the project was constructed in accordance with the preliminary site plan approval previously granted. He noted that he and the Board Engineer had conducted a site inspection and had no comments.

There were no members of the public wishing to speak on this application.

MOTION made by Michael Siesta, seconded by Douglas Ott, to approve the final site plan.

On Roll Call Vote: Yes - Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner,
Thomas Harraka, David Volpe, Michael Tfank.
No - None

Messrs. Castronova and Weisbecker rejoined the Board.

FRANK AND CHARLES DECKER
Amended Preliminary & Final Site Plan #0620-0130
Block 6404; Lot 1.02
Greenwood Lake Turnpike; CC Zone
Amended preliminary and final site plan approval for the construction of a construction vehicle garage and office.

COMPLETE: 10-18 -06
DEADLINE: 02-01-07

The applicants, were represented by Robert Masessa, Esq., 1524 Route 23 North, Butler, NJ and Douglas McKittrick, PE, PP, McKittrick Engineering Associates, Inc., 2024 Macopin Road, West Milford, NJ.

Mr. Masessa explained that applicants wished to amend an application previously granted to Lindsay Plumbing. He advised that the applicants proposed to operate a construction facility in the Township and to construct a garage for their equipment. He advised that the larger garage was necessary in order to conduct the necessary service and maintenance to the construction vehicles for the applicant's business, Decker Contracting. The applicants advised that this facility would be a service facility for the vehicles and that all overnight parking of the construction vehicles would be indoors.

In this regard, the Applicants' engineer, Douglas McKittrick, P.E., P.P., was sworn for purposes of providing expert engineering testimony on the plans submitted. Mr. McKittrick provided an overview of the application and addressed the issues raised in the Planning Director and Board Engineer's reports. He noted that the subject property was located along the westerly side of Greenwood Lake Turnpike, south of the Greenwood Forest Firehouse in the Community Commercial Zone and no variances were associated with the amended site plan application. He further noted that the current applicants proposed to enlarge the size of the approved building and increase the impervious surface of the parking lot. He explained the previously approved site plan was for the construction of a 6,800 square foot building which was to provide office space for a plumbing contractor, storage for plumbing supplies and garage parking for small construction vehicles. The previously approved site plan proposed one means of ingress and egress from Greenwood Lake Turnpike providing access to the site with a two-way driveway encircling the building. Parking spaces had been delineated for 18 cars, which were to be provided in front of and to the rear of the proposed building. The approved parking was required to provide the

minimum spaces per the Township Zoning Ordinance for 3,600 square feet of proposed office space.

With respect to the amended site plan, Mr. McKittrick noted that the proposed use of the site was to be changed from a plumbing supply business to a construction business. The applicants proposed to construct a garage facility to service their vehicles. The applicants also intended to lease a portion of the building for two (2) additional businesses. The amended site plan, he noted, proposed the construction of a larger building totaling 7,800 square feet and consisting of one (1) floor.

The Board Planner noted that the amended site plan application form incorrectly indicated the original approval was for a building 4,800 square feet when in fact this total was for the building footprint. Approval, he noted, was previously granted for a building with a 2-story office section, which resulted in a total of 6,800 square feet. While there was only 1,000 square feet of additional floor space now being proposed, this would all be on a single floor such that the building footprint had been expanded by 3,000 square feet through the amended plans submitted.

Mr. McKittrick noted that the proposed building expansion would occur along the southerly side of the proposed building, which would replace the southerly driveway with a proposed larger building. The southerly side yard setback was proposed to be reduced from 91 feet as previously approved to 52 feet, for a building setback reduction of 39 feet. The northerly side yard setback as originally approved was not proposed to be changed at this time. It was further noted that the original building was rectangular in shape and the proposed building footprint was irregular. In this regard, the front section of the building reflected a dimension of 60 feet by 30 feet and the rear section reflected a width of 100 feet and a depth of 60 feet. The rear pavement area on the subject property had also been expanded further towards the southerly property line so as to provide vehicular access to the southerly overhead garage door located at the rear of the building. These proposed changes would result in an increased impervious surface of approximately 1,450 square feet.

It was also noted that the proposed impervious surface was also increased along the entrance drive from Greenwood Lake Turnpike. In this regard, the width of the driveway entrance scaled to 65 feet narrowing down to 25 feet in width about 80 feet back from its intersection with Greenwood Lake Turnpike. This new design resulted in an additional amount of impervious surface of about 1,200 square feet.

The Board Engineer outlined the issues raised in his report with respect to the submitted plans. In response, Mr. McKittrick addressed each item and advised that the survey would be incorporated into the revised plans; that the concrete retaining wall had been eliminated; that he would revise the Stormwater Management; that the lighting at the intersection would be installed; that the site triangle was not an issue; the sidewalk would be extended; that the proposed building would be prefabricated metal.

The Board Planner noted that the amended site plan application proposed about 2,650 square feet of additional impervious coverage from what had been previously approved. The total original proposed impervious coverage was 31,434 square feet. The proposed additional square footage thus resulted in less than 10 percent (10%) of an increase over that previously approved. The Board Planner then indicated that the amended site plan submitted did not reflect this increased impervious surface in its calculations and therefore these calculations had to be shown on the plans.

With respect these comments, Mr. McKittrick advised that the paving in the rear of the subject property would be changed to quarry process, which was more suitable for the offloading and loading of contractors construction equipment for servicing. A concrete apron would be installed on the northerly side to separate the macadam area from the quarry process area, which would result in a substantial reduction in the impervious coverage.

With respect to the proposed fuel tank area, Mr. McKittrick explained the type of tank to be installed and advised that the applicant would comply with the Environmental Commission's recommendations regarding the hose attachment and environmental safety features.

With respect to landscaping Mr. McKittrick noted that the landscaping plan was virtually identical to the previously approved plan with some minor changes to accommodate the reconfigured parking lot. The Board noted that the applicants had submitted a revised landscape plan to conform to the changes required as part of the Board's prior site plan approval. However, the landscaping plans had apparently been changed by amendment dated June 14, 2006 and he recommended that any approval be made subject to the Board Landscape Architect's review and approval with any unresolvable issues subject to the Board's ultimate determination.

Mr. McKittrick acknowledged that the applicants would have to apply to the NJDEP for a Letter of Interpretation regarding the wetlands as depicted on the site plan as well as a Transition Area Waiver. Mr. McKittrick further advised that all the changes requested to the plans would be made. With respect to lighting, it was noted that site lighting was proposed to be wall mounted units located as follows: two (2) light fixtures at the front corners of the buildings, two (2) at the rear corners of the building and one (1) along the northerly side of the building. He indicated that lighting would be turned off at 8 p.m. and that there would be no light spillage off of the subject property.

In response to questions from the Board regarding overnight parking, Mr. McKittrick indicated that no construction equipment would be parked outside the building overnight.

With respect to signage, the applicants were proposing a freestanding sign, the same dimensions of that previously approved. The sign would be 6 feet in height by 8 feet in width and would stand 3 feet above the existing grade. The plans submitted indicated that this sign would be an interior illuminated sign. It was noted that the Township Sign Ordinance permitted interior illuminated signs, but by permit only. The sign plans indicated that there would be tenants in the building and space provided for two (2) tenant names with phone numbers.

The Board noted that at the time of the original site plan approval the Board and the former applicant had discussed the construction of a sidewalk along the frontage of the subject property. Since the proposed sidewalk would not be a continuous sidewalk extending an existing sidewalk, the previous applicant had agreed to provide a \$4,200.00 contribution to the Township for the future construction of sidewalks.

The Board then opened the meeting to the public for comment on the application. With no members of the public present expressing an interest in this application, the Board promptly closed the public comment portion of the hearing.

MOTION made by Steven Castronova, seconded by Philip Weisbecker, to approve the application subject to compliance with the conditions recommended in the Planning Director and Board Engineer's reports, that a Performance Bond be submitted.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Thomas Harraka, David Volpe, Michael Tfank.
No - None

CAROL & ERIC LOUER
Preliminary Site Plan #0620-0249A
Variance #0630-0747

COMPLETE: 12-04-06
DEADLINE: 04-01-07

Block 3503; Lot 46
1925 Union Valley Road: CC Zone
Preliminary and final site plan approval to permit the construction of an addition to the existing animal hospital, convert the second floor apartment into animal hospital, and construct a new garage.

Mr. Weisbecker was recused.

The applicants were represented by Robert A. Jones, Esq., Hunziker, Jones & Sweeney, P.A., 155 Route 46 West, Plaza II, Wayne, NJ 07470; Douglas McKittrick, PE, PP, McKittrick

Engineering Associates, Inc., 2024 Macopin Road, West Milford, NJ.; and Stephen Boshart, 19 Washington Lane, West Milford, NJ, Architect.

Mr. Jones advised that the applicants proposed an addition to an existing 2-story masonry building currently being utilized as a veterinarian facility. He noted that the building was located at the easterly corner of Union Valley Road and Elm Street in the Hewitt section of the Township. He also noted that there were two (2) variance requests associated with the application which both concerned the proposed accessory building. One variance request, he noted, was for rear yard setback in that 13 feet was proposed while 15 feet was required by the Ordinance. The other variance was for the distance between the proposed accessory building and the principal building in that 18 feet was proposed and 20 feet was required by the Zone. A separate variance for parking spaces was also required.

Mr. Jones noted that the current use of the building was for an animal hospital on the first floor with a three-bedroom apartment on the second floor. The applicants were now proposing the construction of an addition of 1,684 square feet to the existing 4,100 square foot building. A proposed 1-story addition would be added to the side of the building along Elm Street and a 2-story building addition would be constructed at the rear of the existing building.

The applicant, Eric Louer, testified that as to the number of animals on site, the number of patients each day and the hours of business. He noted that there would be no increase of staff, but that more space was needed for a better workflow.

Mr. McKittrick advised that there was existing pavement on the property along Elm Street but individual parking spaces were not delineated. The proposed plan would provide for an expanded parking area and striping to accommodate nine (9) spaces. Two (2) of the spaces indicated as numbers 5 and 6 on the plans submitted needed to be reserved for employee parking as the access could become restricted because spaces were proposed behind these two (2) particular spaces. The site plan, he noted, did not show that the new, detached garage would be used for parking. The architectural plans indicated that the garage would accommodate one (1) car.

The Board Planner noted that there was an existing in-ground pool with a concrete pad located in the rear yard and an existing deck along the rear of the building. Both were proposed to be removed. The pool would be filled and the area improved with a walk, a gazebo and lawn area. A note on the plans indicated that the gazebo was a proposed sanctuary.

With respect to the Police Department report regarding concerns with patrons parking their vehicles along Elm Street, Mr. Jones advised that the applicants had approached the Queen of Peach Roman Catholic Church located across Elm Street and received written permission to use their parking lot without limitation. Therefore, the applicants would be able to provide sufficient parking for customers and its employees at the site.

The Board Planner then noted that the proposed site plan depicted an existing paved area that was not shown to be utilized for parking. The applicants needed to advise what was intended for this paved area. In this regard, the Board Planner indicated that if it was not to be used, then it should be removed and landscaped to reduce impervious cover on the site. He further noted that a proposed new walkway extending along the side of the building on Elm Street and across the rear and easterly side of the building was going to provide access to the building. A dumpster was proposed to be located behind parking space number 1 as shown on the plans submitted and to be enclosed within a 6 foot high stockade fence and gate. The Board Planner then remarked that the applicants might reconsider relocating this dumpster near parking space number 6 as shown on the plans submitted.

With respect to the landscaping and lighting plans, it was noted that there was an existing hedge to remain along the rear property line and additional arborvitae were proposed to extend along the entire rear to screen the business activity from the adjacent residents along Elm Street. Lighting was proposed to be located along the parking area. Lighting details indicated that light fixtures would be wall mounted. There was an existing fence along the side and rear property line, which was also indicated on the plans to remain.

The applicant indicated that he would comply with the Environmental Commission's request that the lighting be turned off after business hours or by 10:00 p.m.

It was further noted that the architectural elevations indicated a 2-story addition would be constructed at the rear of the building and a 1-story addition constructed along the westerly side facing Elm Street. The floor plans indicated that the entire building would be utilized for the veterinarian operations and offices. The exterior of the finish of the addition would be siding. The Board Planner commented that the existing building exterior was brick. The architectural plans showed the garage to be 2-stories with parking for one (1) car on the first level and attic space located above. The exterior finish of the garage would be a combination of brick with siding above on the front facing Elm Street with siding on the other 3 sides of the structure. There would also be windows on the second floor on 3 sides of the garage structure.

With respect to the Fire Marshall request that a Knox box needed to be added to the front of the building, the applicant advised that this could present a safety problem and would have to be discussed further. With respect to the location of the dumpster, it was agreed that the applicants' reasoning for the location was reasonable.

The Board then opened the meeting to the public. With no members of the public present expressing an interest in this application, the Board promptly closed the public comment portion of the hearing.

MOTION made by Clinton Smith, seconded by Michael Siesta, to approve the application subject to the conditions outlined in the Planning Director and Board Engineer's reports.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, David Volpe, Michael Tfank.
No - Thomas Harraka

NY SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS (UGL FIRE Co.)
Preliminary & Final Site Plan #0520-0205AB
Block 1701; Lot 59

COMPLETE: 12-01-06
DEADLINE: 01-11-07
(Time extension
granted to 01-31-07)

776 Warwick Turnpike; LR Zone

Preliminary and final site plan approval to permit the applicant to collocate on an existing telecommunications facility.

David Soloway, Esq., Vogel, Chait, Collins and Schneider, 25 Lindsley Drive, Suite 200, Morristown, NJ, was present and requested the matter be carried to provide the applicant time to address the Planning Director's report.

The Board carried the matter with no further notice required. The applicant granted the Board a 60-day time extension in which to consider the subject application.

NEW YORK SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS (LARSEN ROAD)
Preliminary & Final Site Plan #0520-0268AB
Block 11401; Lot 8.05

COMPLETE: 12-13-06
DEADLINE: 01-27-07

Larsen Road; LR Zone

Preliminary and final site plan approval to permit the applicant to collocate on an existing telecommunications facility.

David Soloway, Esq., Vogel, Chait, Collins and Schneider, 25 Lindsley Drive, Suite 200, Morristown, NJ was present and noted that there were some questions regarding jurisdiction and the compliance of Sprint with respect to the construction of the original tower. Mr. Soloway requested that the matter be carried and granted the Board a 60-day time extension in which to consider the subject application.

The Board carried the matter with no further notice required.

PIONEER BAR & GRILL, INC.

COMPLETE: 01-08-07

Preliminary & Final Site Plan #0620-0270AB

DEADLINE: 02-22-07

Block 2801; Lot 2

350 Warwick Turnpike, NC Zone

Preliminary and final site plan approval in connection with the reopening of a bar and restaurant.

The matter was carried at the applicant's request with no further notice required. William Drew noted that the applicant had granted the Board a 60-day time extension in which to consider the subject application.

RICHARD SLIFER

COMPLETE: 01-08-07

Preliminary & Final Site Plan #0620-0260AB

DEADLINE: 02-22-07

Block 15701; Lot 34

5 Allison Avenue, HC Zone

Preliminary and final site plan approval to permit improvements to the property to accommodate a commercial business.

The applicant was represented by Michael McNally, PE, PP, McNally Engineering, LLC, 393 Ramapo Valley Road, Oakland, NJ. Mr. McNally testified that the applicant proposed to decrease the residential use on the property and institute a commercial use. He further noted that the first floor of the facility would be entirely commercial with an apartment on the second floor. A carpet store and carpet cleaning business is currently being conducted on the site. The trucks for the carpet cleaning business run off the property. The applicant proposed to install a formal parking lot for the trucks and customers, curbed with drainage. He noted that no trees would be removed.

The Board Attorney noted that he had reviewed the application and determined that the Board had jurisdiction in this matter. He noted that this was a non-conforming use, which was being decreased. He further noted that the site had to be brought into conformance regarding drainage and stormwater runoff.

Mr. McNally advised that the property was located along the northwesterly corner of State Highway Route 23 and Allison Avenue in a HC Highway Commercial Zone. He indicated there was an existing frame dwelling and detached garage located on the subject property with driveway access from Allison Avenue. Associated site improvements include the construction of a new driveway along the southerly side of the building providing access to a combined asphalt and gravel parking lot providing ten parking spaces.

Mr. McNally further noted that a monument company existed across the road from the subject property with other residential properties along Route 23. He outlined the dimensions of the property. The allowable impervious was 60%, at present it was 8.94 and they were proposing 8.75. There is an existing side yard setback of 7.1 foot to the garage existing on the east side of the property. He further noted the applicant currently had four trucks. Parking space had been provided for five trucks as well as four spaces for customer parking. The existing gravel driveway will be curbed and paved. The applicant proposed to plant 8 white spruce trees, 5 to 6 feet in height along the north property line. He explained the proposed drainage system. He further noted that no new lighting was proposed; there is an existing spotlight was security at night and sensor lighting around the house.

The Board Planner requested the applicant address the issues raised in his report dated January 19, 2007. McNally noted that he was unaware of the sight distance restriction at the edge of the north side of the existing driveway, but would review it and recommend improvements for a safe intersection. He further noted that the occupant of the apartment would utilize the garage and driveway, which at present was not rented.

With respect to the removal of the dead tree along the southerly side of the proposed entrance drive, Mr. McNally indicated any dead trees would be removed. He further noted that the box existing box trailer would be removed. That nothing would be stored on the site. He also acknowledged that the combined square footage of both signs would not

exceed a total of 93 square feet. He further indicated that the location of a garbage dumpster and the method of screening would be shown on the plan.

With respect to the matter of landscaping along the frontage of this property, McNally advised that none was proposed, but the applicant would be open to discussion with the Board. He noted that the applicant intended to complete the installation of improvements and the clean up of the site with the various debris currently being stored thereon as soon as approval was received.

With respect to the Board Engineer's report, Mr. McNally indicated that he had not received the report, but that he there would provide any additional information he requested.

The meeting was opened to the public and the following residents addressed the Board: Thomas Gensheimer, 41 Old Route 23, Newfoundland, NJ; Brian Leet, 7 Allison Avenue, Newfoundland, NJ; Bruce Meyer, 38 Allison Avenue, Newfoundland, NJ; Steven Vermeulen, 8 Allison Avenue, Newfoundland, NJ; Joan Toomes, Community Place, Newfoundland, NJ; Mark Kleindienst, no address given; and, Maryanne Vermeulen, 8 Allison Avenue, Newfoundland, NJ.

They raised concerns regarding the need for a variance for the outdoor storage of vehicles; the four electric services located on the building; the access to the apartment; the need for a barrier free ramp; the makeup of the fill that was placed on the site; the size of the sign; the installation of additional buffer material on the north side of the property; the safety of the intersection with Allison Avenue; the structural integrity of the retaining wall along the driveway; the safety of the wood chips on the property; the location of the driveway with respect to the State Highway; littering by the employees of the facility. Mr. Gensheimer submitted photographs of the existing conditions on the site for the Board's review.

In response to some of the residents questions, Mr. McNally indicated that an additional septic tank would be installed; that the grades shown on the plan would be verified and any improper or extra fill would be removed; and, that revised plans would be submitted addressing all of the issues raised.

The applicant, Richard Slifer, testified that he would submit revised plans, that he would clean up the site, that the trailer would be removed. He further noted that he planned to sell the property. In response to questions from the residents, Mr. Slifer explained that all biodegradable chemicals were used, that all water from the trucks were put back into the house; and, that no water was stored in the trucks.

The Board requested revised plans be prepared and submitted ten days prior to the February meeting of the Board. It was also suggested that the applicant meet with the Board Planner and Engineer to discuss the issues. The matter was then carried to the February 22, 2007 meeting for further testimony with no further notice required. The applicant granted the Board a 60-day time extension in which to consider the subject application.

MEMORIALIZATIONS

VERIZON NEW JERSEY, INC.

Resolution No. 2006 - 32

Conditional Use/w

Minor Site Plan #0420-0182

Variance #0430-0675

Block 16003; Lot 4

45 Paradise Road; R-4 Zone

APPROVED: Request for time extension

MOTION made by Kurt Wagner, seconded by Michael Siesta, to memorialize the resolution.

On Roll Call Vote: Yes - Douglas Ott, Michael Siesta, Clinton Smith, Philip Weisbecker, Thomas Harraka, Michael Tfank.

No - None

NYSMSA LIMITED PARTNERSHIP (WOOLEY ROAD)

D/B/A VERIZON WIRELESS

RESOLUTION # 2006 - 39

Preliminary & Final Site Plan #0620-0262

Block 9901; Lot 39

17 Wooley Road; R-4 Zone

APPROVED: Preliminary and final site plan approval to collocate on an existing telecommunications facility.

The applicant's attorney, David Soloway, Esq., Vogel, Chait, Collins and Schneider, 25 Lindsley Drive, Suite 200, Morristown, NJ was present and requested the condition of approval in the resolution regarding zoning violations be amended.

After review William Drew, Planning Director, recommended the wording be changed accordingly: "Any zoning violations presently existing on the site as testified to regarding abandoned refrigerators, an abandoned bus and an unsightly shed will be corrected prior to the issuance of a building permit."

MOTION made by Michael Siesta, seconded by Douglas Ott, to memorialize the resolution as amended.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Thomas Harraka, Michael Tfank.
No - None

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

MISCELLANEOUS

Attorney Contract:

Resolution No. 2007-5 Amendment to 2006 contract amount regarding litigation.

MOTION made by Kurt Wagner, seconded by Michael Siesta, to memorialize the resolution.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Thomas Harraka, David Volpe, Michael Tfank.
No - None

Resolution No. 2007-6 Approving Attorney's contract for 2007

MOTION made by Kurt Wagner, seconded by Michael Siesta, to memorialize the resolution.

On Roll Call Vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Thomas Harraka, David Volpe, Michael Tfank.
No - None

PLANNING DIRECTOR'S REPORT – None.

PLANNING BOARD ATTORNEY'S REPORT – None.

MINUTES

MOTION made by Kurt Wagner, seconded by Michael Siesta, to approve the minutes of the November 30, 2006 regular meeting. On voice vote all eligible members voted in the affirmative.

COMMUNICATIONS – None.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:30 p.m.

Respectfully submitted,

Grace R. Davis
Secretary