

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**November 3, 2005
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 7:37 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner. Alternates: Steven Castronova, Richard Altieri. Planning Director: William Drew, P.P. Principal Planner: Linda M. Lutz, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Absent: Edward Orthouse, Leslie Tallaksen. Chairman: Michael Tfank.

MOTION made by Douglas Ott, seconded by Steven Castronova, to appoint James O'Bryant acting chairman. On voice vote all were in favor.

Acting Chairman appointed the Messrs. Castronova and Altieri to vote for absent members.

PUBLIC PORTION

As no one wished to speak, a **MOTION** was made by Steven Castronova, seconded by Douglas Ott, to close the public hearing. On voice vote all were in favor.

SITE PLAN WAIVER APPLICATIONS – None.

APPLICATIONS

JACK LEVKOVITZ (VILLAGE ON RIDGE)	COMPLETE: 10-18-05
2nd Amended Final Subdivision #0510-1744C	DEADLINE: 12-02-05
Section II	
Block 5201; Lots 16, 19, 20	
5303 1	
Ridge Road; R-3 Zone	

The applicant, Jack Levkovitz, 99 Conklintown Road, Wanaque, NJ, was present. Overview of application provided by Linda M. Lutz, P.P., Principal Planner.

VICTOR MARCHIAFAVA	COMPLETE: 10-19-05
Minor Subdivision #0510-1972	DEADLINE: 02-16-06
Variance #0530-0713	
Block 13602; Lot 7	
1894 Route 23 North; LMI Zone	

The applicant, Victor Marchiafava, 49 Timber Lane, Newfoundland, NJ 07435 was present. Overview of application provided by Linda M. Lutz, P.P., Principal Planner.

MASTER PLAN SUBCOMMITTEE

Housing Element: Planning Director, William Drew, reviewed the Housing Element of the Master Plan and Round Three of the COAH Regulations. Mr. Drew noted that the Township was required to adopt a Housing Element and Fair Share Plan and file this plan with COAH prior to December 20, 2005. A public hearing for the purpose of adopting the plan will be conducted by the Board at the December 8, 2005 meeting.

MINUTES

MOTION made by Douglas Ott, seconded by Michael Siesta, to approve of minutes of the October 6, 2005 work meeting. On voice vote all eligible members voted affirmatively.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Highlands MP3 grants on redevelopment and eco-tourism: Robert Sparkes advised that the Township had received a grant to evaluate existing land use in the Township. Areas that qualify for redevelopment to be identified. Mr. Sparkes gave a presentation on impervious coverage within the Township. Master Plan Subcommittee meeting to be scheduled to define the areas for redevelopment.

MISCELLANEOUS

West Milford Township Board of Education: William Drew explained that the Board of Education was required by law to submit the 2005-10 long-range facility plan. Members suggested a committee be set up to review the plan and provide comments to the Board of Education. James O'Bryant and Michael Siesta to review plan and report to the Board.

NJ League of Municipalities – Mayor's Advisory Regarding Water Quality Management Plan (WQMP). William Drew advised that he would be attending a meeting with the DEP on the proposed water quality rules and will report on the Board at a future meeting.

Road Vacation: Joseph Elcavage suggested that the Board review the criteria for road vacations in light of recent activity regarding a prior vacation.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:03 p.m.

Respectfully submitted,

Grace R. Davis
Secretary