

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

Minutes
November 30, 2006
REGULAR MEETING

Chairman, Michael Tfank, called the meeting to order at 7:40 p.m. with the reading of the legal notice.

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner. Alternate: Thomas Harraka. Chairman: Michael Tfank. Board Attorney: Bryant Gonzalez, Esq. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Leslie Tallaksen, Philip Weisbecker. Alternate: David Volpe. Planning Director: William Drew, P.P.

Chairman appointed Mr. Harraka to sit for Mr. Siesta.

PUBLIC PORTION

John Aiello, Hewitt, addressed the Board regarding difficulties in renting space in a strip mall he owns on Greenwood Lake Turnpike. He recommended changes be made to the uses permitted in the Lake Commercial Zone. The Board advised him that the Planning Board subcommittee was reviewing the matter.

SITE PLAN WAIVER APPLICATIONS

Riccardo P. Botti
Site Plan Waiver #0620-0264W
Block 14701; Lot 50
62 Old Route 23; NC Zone

The applicant, Riccardo P. Botti, was represented by Mark Brancato, Esq., who advised that he and his client had met with the Planning Director and Board Engineer to review the applicant's plan. In response to that meeting Mr. Botti had prepared plans indicating where the various activities would take place on the property. Mr. Botti outlined the improvements he planned to make to the property and the proposed parking arrangement. He noted that all of the vehicles associated with his landscaping business would fit within the proposed parking spaces. Proposed gates would be open from approximately 7 a.m. to 7 p.m. Mr. Botti testified that he proposed to use the first floor of the building for offices for himself and a rental. An existing apartment on the second floor would remain.

The Construction Official, Kurt Wagner, advised that one handicap parking space and sign was required in front of the building. Robert Kirkpatrick, Board Engineer, noted that the applicant was purchasing only one of two lots. He noted that Lot 51, which is not part of the property, had an existing gravel driveway crossing Lot 50. Mr. Kirkpatrick recommended that the applicant's fence follow the property line in order to physically separate the two lots.

MOTION made by James O'Bryant, seconded by Kurt Wagner, to approve the application subject to the following conditions: that the applicant provide one ADA handicap parking space with proper signage in the front of the building; that a fence be erected along the property line to physically divide the subject property from the adjacent lot; and, that the on site lighting be controlled with a timer.

On roll call vote: Yes - Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Thomas Harraka, Michael Tfank.
No - None

Steven Castronova, a managing member of the LLC corporation, was present and advised that he had the authority and granted the Board an additional sixty days in which to consider the application.

Mr. Castronova rejoined the Board.

FRANK AND CHARLES DECKER COMPLETE: 10-18 -06
Amended Preliminary & Final Site Plan #0620-0130 DEADLINE: 12-01-06
Block 6404; Lot 1.02
Greenwood Lake Turnpike; CC Zone
Amended preliminary and final site plan approval for the construction of a garage and office.

The applicant, Frank Decker, 300 Otterhole Road, West Milford, NJ, and his engineer, Douglas McKittrick, P.E. McKittrick Engineering Associates, Inc., 2024 Macopin Road, West Milford, NJ were present and requested the application be carried. Mr. Decker noted that his attorney was unable to be present. A sixty-day time extension in which to consider the application was granted by the applicant.

NYSMSA LIMITED PARTNERSHIP (WOOLEY ROAD) COMPLETE: 11-07 -06
D/B/A VERIZON WIRELESS DEADLINE: 12-21-06
Preliminary & Final Site Plan #0620-0262
Block 9901; Lot 39
17 Wooley Road; R-4 Zone
Preliminary and final site plan approval to collocate on an existing telecommunications facility.

The applicant was represented by David Soloway, Esq., Vogel, Chait, Collins and Schneider, 25 Lindsley Drive, Suite 200, Morristown, NJ. Mr. Soloway advised that the application before the Board was a request for preliminary and final site plan approval for the collocation of cellular communication equipment on an existing telecommunications facility. He explained that the facility was located on property situated at the intersection of Wooley and Gould Roads in the R-4 Zone. Mr. Soloway indicated that the applicant was seeking to add 12 panel antennas at a height of 115 feet on the existing 125-foot monopole. The applicant was also seeking to add its equipment compound, which would measure 11 feet 6 inches in width by 30 feet in length within the existing equipment compound approved for the property.

Mr. Soloway explained that the existing monopole on the subject property was the subject of a use variance granted by the West Milford Zoning Board of Adjustment to Sprint. Subsequent to that approval, Omnipoint Communications collocated antennas at a height of 105 feet on the monopole. He noted that given that the existing pole was granted use variance approval, it is in effect a permitted use upon which the applicant is seeking to collocate without the need for variance relief.

Mr. Soloway then introduced Russell Warnet, an architect with Dewberry-Goodkind, Inc., 600 Parsippany Road, Parsippany, NJ, who indicated that the current structures on the subject property consisted of a two-story residence with garage as well as the compound for the Sprint and Omnipoint telecommunications equipment as well as a 125-foot monopole. Sprint was located at the top of the tower and Omnipoint was located at 105 feet. Verizon Wireless was proposing to mount its antennas at a height of 115 feet in between both Sprint and Omnipoint. The applicant, he noted, was also proposing an equipment compound that would measure 11 feet 6 inches in width by 30 feet in length and 11 feet 3 inches in height. With respect to the antennas proposed, there would be 12 antennas split into three (3) sectors with four (4) antennas per sector. The telecommunications equipment would be connected to electric and telephone utilities via underground conduits and cables.

Mr. Warnet then reviewed Sheet Z-1 of the plans submitted to give the Board an overview of the site versus other properties in the area. In this regard he noted that the subject property was heavily wooded and would be screened from most properties, however, was visible from Gould and Wooley Roads. He further explained that the size of the equipment shelter compound versus the others currently existing on the site was that Verizon's equipment shelter consisted of 2 rooms, one for telephone communication equipment and the second for

On roll call vote: Yes - Steven Castronova, James O'Bryant, Douglas Ott, Clinton Smith,
Kurt Wagner, Thomas Harraka, Michael Tfank.
No - None

STEVEN & CHRISTINE CASTRONOVA

Resolution No. 2006 - 37

Minor Subdivision #0510-1973

Bulk Variance #0530-0702

Block 7213; Lot 1

12 Valley View Lane; R-2 Zone

APPROVED: Request for time extension

MOTION made by Kurt Wagner, seconded by James O'Bryant, to memorialize the resolution.

On roll call vote: Yes - James O'Bryant, Douglas Ott, Clinton Smith, Kurt Wagner,
Thomas Harraka.
No - None

X-TRA SPACE CENTER

Resolution No. 2006 - 38

Preliminary & Final Site Plan #0220-0127

Bulk Variance #0230-0589

Block 6902; Lot 17

54 White Road; CC Zone

APPROVED: Request for time extension

MOTION made by James O'Bryant, seconded by Kurt Wagner, to memorialize the resolution.

On roll call vote: Yes - Steven Castronova, James O'Bryant, Douglas Ott, Clinton Smith,
Kurt Wagner, Thomas Harraka, Michael Tfank.
No - None

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

MISCELLANEOUS

Highlands Council: Letter from Planning Board to Highlands Council concerning
Council Technical Memorandums. Matter carried.

James O'Byrant suggested the Board advertise for a Board Attorney and Engineer. Members
recommended the matter be carried to the next meeting.

PLANNING DIRECTOR'S REPORT – None.

PLANNING BOARD ATTORNEY'S REPORT – None.

MINUTES

MOTION made by James O'Bryant, seconded by Kurt Wagner, to approve the minutes of the
November 2, 2006 regular meeting.

On roll call vote: Yes - Steven Castronova, James O'Bryant, Douglas Ott, Clinton Smith,
Kurt Wagner, Thomas Harraka, Michael Tfank.
No - None

COMMUNICATIONS – None.

HIGHLANDS WATER PROTECTION AND PLANNING ACT – None.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:05 p.m.

Respectfully submitted,

Grace R. Davis
Secretary