

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**Minutes  
January 5, 2006  
Reorganization and Regular Meeting**

Bryant Gonzalez, Esq. opened the meeting at 7:33 with the reading of the legal notice and the administering of the Oath of Office to the new members.

**ROLL CALL**

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Michael Tfank, Kurt Wagner, Philip Weisbecker. Alternates: Steven Castronova, Thomas Harraka. Board Attorney: Bryant Gonzalez, Esq. Planning Director: William Drew, P.P.

Absent: Edward Orthouse, Leslie Tallaksen.

**REORGANIZATION**

The following appointments were made for the period ending December 31, 2006:

**CHAIRMAN**

James O'Bryant nominated Michael Tfank for Chairman. Seconded by Michael Siesta.

There being no other nominations, a **MOTION** was made by James O'Bryant, seconded by Kurt Wagner, to close and confirm the nomination. On voice vote all were in favor.

Roll Call: Yes - James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Michael Tfank, Kurt Wagner, Philip Weisbecker, Steven Castronova, Thomas Harraka  
No - None

**VICE CHAIRMAN**

Michael Tfank nominated Leslie Tallaksen for Vice Chairman. Seconded by Kurt Wagner.

There being no other nominations, a **MOTION** was made by James O'Bryant, seconded by Kurt Wagner, to close and confirm the nomination. On voice vote all were in favor.

Roll Call: Yes - James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Steven Castronova, Thomas Harraka, Michael Tfank,  
No - None

**SECRETARY**

James O'Bryant nominated Grace Davis for Secretary. Seconded by Michael Siesta.

There being no other nominations, a **MOTION** was made by James O'Bryant, seconded by Kurt Wagner, to close and confirm the nomination.

Roll Call: Yes - James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Steven Castronova, Thomas Harraka, Michael Tfank,  
No - None

The following members were appointed to the Site Plan/Subdivision Committee: Leslie Tallaksen, Kurt Wagner, Edward Orthouse, Michael Tfank; Ordinance Committee: James O'Bryant, Kurt Wagner, Clinton Smith, Michael Tfank; Master Plan Subcommittee: Leslie Tallaksen, Edward Orthouse, Douglas Ott and Michael Tfank.

## **PLANNING BOARD ATTORNEY**

Appointment of Planning Board Attorney

Adoption of Resolution approving Attorney's contract – Resolution No. 2006 – 1.

Bryant Gonzalez, Esq. advised the Board regarding a new law known as the “Pay to Play” bill. He recommended that the Board carry this matter, as well as the appointment of the Planning Board Engineer, until the publication requirement of the aforementioned law was implemented. Board agreed to follow the attorney’s recommendation and carried the matter to the January 23, 2006 regular meeting.

## **PLANNING BOARD ENGINEER**

Appointment of Planning Board Engineer

Adoption of Resolution approving Engineer's contract – Resolution No. 2006 – 2.  
Matter carried to regular meeting of January 26, 2006.

Adoption of Meeting Schedule for January 1, 2006 to December 31, 2006

By voice vote all approved the schedule as presented. It was noted that the regular meetings are all on the fourth Thursday of the month with the exception of December, which is on the 14<sup>th</sup>.

## **DESIGNATION OF OFFICIAL NEWSPAPERS**

A question was raised regarding the eligibility of the Herald News and Suburban Trends to be the official newspapers. It was noted that neither newspaper maintained an office in the Township. The Board Attorney advised that the Township could require additional restrictions for its official newspaper, but according to the Municipal Land Use Law the only requirement is that it serve the residents of the Township. Mr. Weisbecker advised that the Township Attorney was reviewing the matter. In the meantime, the Board designated the Herald News and Suburban Trends as the official newspapers subject to the Township Attorney’s determination. On voice vote all were in favor.

The Chairman appointed Messrs. Castronova and Harraka to sit for the absent members.

## **APPLICATIONS**

**MICHAEL & JOANNA REILLY**  
**FORMERLY THOMAS & CHRISTINE SCHNEIDER**  
**Minor Subdivision #0410-1962**  
**Variance #0430-0676**  
Block 2303; Lots 8 and 10  
23 & 29 Gladstone Road; LR Zone  
Request for time extension.

The application before the Board is a request for an extension of time within which to file minor subdivision deeds for the subject property. The applicant, Michael Reilly, appeared before the Board. He explained that deeds had been submitted, but had not been reviewed due to a problem with the escrow account. This deficiency had been corrected and the Engineer was advised to review the deeds. Mr. Reilly also noted that a shed had been removed as per a condition of approval of the original resolution. He was advised to submit a letter stating that the shed was moved to the Planning Department for their files.

The applicant advised the Board in accordance with N.J.S.A. 40:55D-47 as to why an extension was needed in order to file the minor subdivision deeds. Mr. Reilly advised the Board that delays had been experienced with respect to the preparation of the deeds

and unfortunately because of these delays the applicants would not be able to file the minor subdivision deeds within the 190 day time frame allowed by the prior resolution granting approval for the minor subdivision lots created. He indicated to the Board, however, that if the Board granted them an extension, the deeds would be filed fairly quickly.

The Board Attorney indicated that minor subdivision approval with variance relief was granted to the applicants by resolution decided on November 8, 2004 and memorialized on December 8, 2004. The Board Attorney further noted that the Board could grant another reasonable and appropriate extension of time for six months to allow the applicants to file the minor subdivision deeds for the minor subdivision approval previously granted in this matter.

There were no members of the public present expressing an interest in this application.

**MOTION** made by Michael Siesta, seconded by Douglas Ott, approve a six-month time extension.

Roll Call: Yes - Douglas Ott, Michael Siesta, Michael Tfank,  
No - None

### **ADJOURNMENT**

Meeting adjourned by unanimous consent at 7:55 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary