

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**February 2, 2006
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 7:33 p.m. with the reading of the legal notice.

ROLL CALL

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Philip Weisbecker.
Alternates: Steven Castronova, Thomas Harraka. Chairman: Michael Tfank.
Planning Director: William Drew, P.P.

Absent: Edward Orthouse, Leslie Tallaksen, Kurt Wagner. Principal Planner: Linda M. Lutz, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

PUBLIC PORTION

As no one wished to speak a **MOTION** was made by James O'Bryant, seconded by Philip Weisbecker, to close the public hearing. On voice vote all were in favor.

SITE PLAN WAIVER APPLICATIONS

KATTNER ENTERPRISES LLC
Site Plan Waiver #0620-0225W
Block 16605; Lot 22
3050 Route 23, HC Zone

Thomas Kattner, owner of Kattner Enterprises LLC, 115 Troy Road, Parsippany, NJ was present.

William Drew, Planning Director, explained the history and layout of the site. He noted that he and the Zoning Officer had conducted a site inspection of the property and displayed several photographs showing the existing site. Discussion took place regarding the ingress and egress to the site and the matter of landscaping to screen the activity from the adjacent residences.

Mr. Kattner advised that he proposed to use the site for his landscaping business including the storage of equipment and supplies. Some retail activity will be conducted at the site. He indicated that he would install additional landscaping in the spring and that he would remove existing debris left by the previous owner. Mr. Kattner further noted that there is an existing chain link fence on the property; that he intended to use an existing greenhouse for storage; and that two existing signs will be replaced.

After discussion the Board suggested the Planning Board Engineer visit the site and provide a report for the February 23rd meeting regarding drainage from the site. The Board further requested the applicant submit a landscape plan identifying the existing and proposed landscaping including type, location and amount.

JOE SAMMAN
Site Plan Waiver #0620-0227W
Block 3603; Lot 7
2019 Greenwood Lake Turnpike, LC Zone

Matter carried as applicant was not present.

APPLICATIONS

JACK JAUST

Preliminary & Final Site Plan #0520-0222AB

Variance #0530-0721

Block 16005; Lot 12

96 Oak Ridge Road; CC Zone

The applicant's daughter, Danielle Jaust, was present. Overview of application provided by William Drew, Planning Director.

MASTER PLAN SUBCOMMITTEE

Meeting to be scheduled.

MINUTES

MOTION made by Steven Castronova, seconded by Michael Siesta, to approve the minutes of the January 5, 2006 reorganization and work meetings. On voice vote all eligible members voted affirmatively.

MISCELLANEOUS

Bald Eagle Commons: Questions raised regarding the responsibility for clearing snow from the sidewalks in front of the commercial buildings. Mr. Drew to have Zoning Officer look into the matter.

ADJOURNMENT

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

Respectfully submitted,

Grace R. Davis
Secretary