

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

June 3, 2004

### WORKSHOP MINUTES

Acting Chairman, Matthew DeFede, called the meeting to order at 7:37 p.m. with the reading of the legal notice.

#### ROLL CALL

Present: Joseph Elcavage, Edward Orthouse (Arrived Late), Michael Siesta, Kurt Wagner.  
Alternates: Matthew DeFede, Clinton Smith. Planning Director: William Drew, P.P. Principal Planner: Linda Lutz, P.P.

Absent: James O'Bryant, Douglas Ott, Leslie Tallaksen, Andrew Tynan. Chairman: Michael Tfank. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

**SITE PLAN WAIVER APPLICATIONS** – None.

#### APPLICATIONS

**SADDLE MOUNTAIN, LP**  
**Concept Site Plan #0420-0165**  
Block 11103; Lot 3  
589 West Brook Road; R-4

As no one appeared when the case was called for the third month in a row, a **MOTION** was made by Joseph Elcavage, seconded by Kurt Wagner, to dismiss the application without prejudice.

On roll call vote: Yes - Joseph Elcavage, Edward Orthouse, Michael Siesta, Kurt Wagner  
Matthew DeFede, Clinton Smith  
No - None

**ZANADO ENTERPRISES**  
**Zone Change #0450-0176**  
Block 6803; Lots 4 and 11  
Warwick Turnpike and Union Valley Roads; CC Zone

Robert Coyman, representing the applicant, was present and discussed the request with the Board. The Board determined that the Site Plan Subcommittee should conduct a site inspection. Matter referred to July work meeting for further discussion.

**OMNIPOINT COMMUNICATIONS, INC.**  
**Preliminary & Final Site Plan #0420-0169AB**  
Block 9901; Lot 39  
17 Wooley Road; R-4 Zone

Linda M. Lutz, P.P., Principal Planner, provided the Board with an overview of the proposed project. Representatives of the applicant were present and discussed the project in general.

**ALICE ZAMPELLA**  
**Final Subdivision #0410-1939B**  
Block 14601; Lots 5 and 6  
Union Valley Road; R-3 Zone

William Drew, P.P., Planning Director, provided the Board with an overview of the proposed project.

## **WAIVER REQUESTS**

**ROBERT SCHMIDT**

**Minor Subdivision #0410-1965**

**Bulk Variance #0430-0667**

Block 2001; Lot 12

11-13 Paterson Road; LR Zone

The applicant was present and explained his reasons for requesting waivers from the minor subdivision checklist. After discussion the applicant agreed to supply the required items.

**MASTER PLAN SUBCOMMITTEE** - William Drew gave a brief update on the subcommittee activities.

**ORDINANCES REFERRED FROM COUNCIL** – None.

## **MISCELLANEOUS**

Mr. O'Bryant questioned what is happening with the Office Transition Zone and FAR ordinances.

The Board discussed the sign ordinance and possible amendments to it.

## **APPLICATION PROCEDURES**

Discussion on applications for preliminary and final site plans for development; application review process; Planning Board hearing process; subsequent development/construction process.

## **ADJOURNMENT**

Meeting adjourned at 10:30 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary