

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

Minutes August 4, 2005 REGULAR MEETING

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

ROLL CALL

Present: Joseph Elcavage, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner. Alternates: Steven Castronova, Richard Altieri. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. was represented by Bryant Gonzalez, Esq. Planning Director: William Drew, P.P.

Absent: James O'Bryant. Consulting Engineer: Robert Kirkpatrick, P.E.

Mr. Tfank appointed Mr. Castronova to vote for absent member.

PUBLIC PORTION

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

SITE PLAN WAIVER APPLICATIONS

EDWARD & PEGGY LOGAN
Site Plan Waiver #0520-0218
Block 15503; Lot 6
7 Clinton Road; R-2 Zone

Peggy Logan and her attorney, Edward Azar, Esq., were present. Mr. Azar explained that the applicants planned to open an accounting office in a building previously occupied by Fieldcrest Realty. An existing one family apartment on the second floor will continue. Mr. Azar noted that the proposed use would produce low traffic; the signage would remain basically the same; and, that the sign on the side of the building would also remain with a name change.

William Drew advised that the Zoning Officer had inspected the site and reported that the maintenance was in order.

In response to concerns of the Board Mr. Azar explained that the previous owner had obtained a use variance in April 1977. He provided a copy of the resolution of approval for that application.

MOTION made by Joseph Elcavage, seconded by Steven Castronova, to approve the application.

On roll call vote: Yes - Joseph Elcavage, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Steven Castronova, Michael Tfank
No - None

APPLICATIONS

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

Apshawa Volunteer Fire Company, Site Plan, Block 12501; Lot 26, 666 Macopin Road.
Approval withheld pending receipt of additional information.

Notice dated May 26, 2005 from Careaga Engineering Inc. advising that Advoserv of New Jersey, Inc. is applying for Treatment Works Approval to fix a malfunctioning septic system located at 240 Long House Road, Block 2202; Lot 5.02.

Copy of resolution introduced by Township Council on June 9, 2005 authorizing the submission of an application for funding the acquisition of open space from the Passaic County Open Space and Farmland Preservation Trust Fund.

Notice dated June 8, 2005 advising that Michael and Patricia Wanas are applying for a General Permit for the installation of a proposed sub-surface sanitary disposal system on property located at 99 Mountain Circle Drive East, Block 5901; Lot 25.

Copy of letter dated May 30, 2005 from Eugene Prais to NJDEP Division of Watershed Management regarding his application for a Highlands Applicability Determination for property located on Dockerty Hollow Road, Block 8401; Lots 22 and 23.

Notice dated May 30, 2005 advising that Eugene Prais is applying for a Highlands Applicability Determination for property located on Dockerty Hollow Road, Block 8401; Lots 22 and 23.

Copy of letter dated June 7, 2005 from the Planning Board Secretary to the Passaic County Clerk forwarding the Board's Resolution opposing the Passaic County Corridor Enhancement Program and Proposed Amendments to the Passaic County Subdivision & Site Plan Resolutions.

Copy of letter dated June 27, 2005 from William Drew, Planning Director, to the Passaic County Planning Board advising that as part of the bikeway improvement program trees will be planted along Ridge Road with funds provided by the Urban Forestry Demonstration Project – Town Center Tree Planting and Landscape Program.

Notice dated July 5, 2005 advising that Village on Ridge has applied for a Highlands Applicability Determination Application for property located on Ridge Road, Block 5303; Lot 1 and Block 5201; Lots 16, 19 and 20.

Notice dated July 20, 2005 advising that Charles & Bernise Sauers are applying for a General Permit for the installation of a subsurface septic system on property located at 270 Conklin Road, Block 14801; Lot 7.

Notice dated July 23, 2005 advising that I Yo and Donald Turton are applying for a General Permit for the construction of a single-family dwelling on property known as Block 4501; Lot 3, Awosting Road.

Notice dated July 19, 2005 advising that David & Kate Hayman are applying for a General Permit for the installation of a subsurface septic system on property located at 16 Berry Lane, Block 14113; Lot 7.

ADJOURNMENT

Meeting adjourned by unanimous consent at 8:35 p.m.

Respectfully submitted,

Grace R. Davis
Secretary