

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**September 8, 2005
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 8:22 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Clinton Smith. Alternate: Richard Altieri. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E. was represented by Valerie Rhabal. GIS Specialist: Robert Sparkes.

Absent: Leslie Tallaksen, Kurt Wagner. Alternate: Steven Castronova. Principal Planner: Linda M. Lutz, P.P.

PUBLIC PORTION

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

SITE PLAN WAIVER APPLICATIONS – None.

APPLICATIONS

BALD EAGLE COMMONS (PHASE II)

Final Site Plan #9620-8815

Block 5310; Lot 2

Cahill Cross Road; SCC Zone

Request to amend site plan regarding dumpster enclosure for Commercial Building

Richard Altieri recused himself.

Planning Director, William Drew, noted that the applicant proposed to change the opening for the dumpster. Originally the dumpster was to be screened on all four sides with a fence gate on one side. He advised that a representative of Gaeta Recycling advised him that he did not recommend enclosing the area with a gate

Sal Falciglia, 179 Cahill Cross Road, West Milford, NJ 07480, was present for the applicant and advised the Board of the change he proposed to make to the dumpster enclosure, which is located at the rear of the commercial building. He explained the reasons why it would not be possible to install gates and presented photographs of the area in question.

During discussion the Board questioned if the tenants recycled and whether the facility was bear proof. Members expressed concern about keeping the garbage contained within the dumpster area. It was suggested that additional dumpsters be provided for recycling materials.

The Board approved the amendment request subject to the applicant providing bear-proof containers for garbage and verification that the hauler could provide said containers.

APSHAWA VOLUNTEER FIRE COMPANY

Preliminary & Final Site Plan #0520-0210AB

Conditional Use

Block 12505; Lot 26

666 Macopin Road; R-3 Zone

Request for waivers from Site Plan completion

Louis Jacobitti, R.A., P.P., Jacobitti Ruiz Architects, 170 Kinnelon Road, Kinnelon, NJ was present for the applicant.

Planning Director, William Drew, explained that the applicants proposed an addition to the existing firehouse. He noted that a meeting was held with Linda Lutz, Principal Planner, Mr. Jacobitti and representatives of the Fire Company regarding additional information that was required. Mr. Jacobitti informed the Board that an updated survey had been prepared and that additional information was being prepared.

Mr. Drew provided an overview of the project. Valerie Rhabal explained what information the Planning Board Engineer required. Mr. Jacobitti advised that the topographic information has been received and would be provided shortly. Mr. Drew noted that most of the issues had been resolved at the meeting with Ms. Lutz or by Mr. Jacobitti.

MOTION made by Joseph Elcavage, seconded by Douglas Ott, to approve the waiver requested. On voice vote all were in favor.

VICTOR MARCHIAFAVA
Minor Subdivision #0510-1972
Variance #0530-0713
Block 13602; Lot 7
1894 Route 23 North; LMI Zone
Request for waivers from Subdivision completeness

The applicant, Victor Marchiafava, and his Engineer, Albert Gloor, were present.

An overview of the application was provided by Planning Director, William Drew. He noted that the applicant requested a waiver of some of the items required for completeness.

Mr. Gloor itemized the waivers being requested. With regard to these items he noted that nothing was being changed and, therefore, the information was not pertinent or was submitted with an earlier application for the property.

MOTION made by James O'Bryant, seconded by Michael Siesta, to approve the requested waivers. On voice vote all were in favor.

MASTER PLAN SUBCOMMITTEE

No report.

MINUTES

MOTION made by Michael Siesta, seconded by Douglas Ott, to approve the minutes of the August 4, 2005 work meeting. On voice vote all eligible members voted in the affirmative.

MISCELLANEOUS

Pledge of Allegiance: At the suggestion of a Board member a **MOTION** was made by Joseph Elcavage, seconded by Michael Siesta, to start each meeting with the Pledge of Allegiance. On voice vote all were in favor.

Site Plan Waiver Process: In response to questions from the Board, Mr. Drew explained the process for applications for a site plan waiver. During discussion several suggestions were made for amending the application form and the process. It was also suggested that a fee should be charged to cover the administrative expenses incurred in processing these applications. Richard Altieri to provide secretary with list of questions for inclusion in meeting packet for next workshop. A copy of the application form is also to be included in the packet for review at the next meeting.

The Board also discussed the matter of issuing certificates of continuing occupancy. William Drew advised that this was being discussed with the Construction Official. He had also

requested the Township Attorney review it and advise if the Construction Official has the authority to issue.

The availability of well data, which had previously been requested by the Board, was also discussed. Board members requested the Administrator review the matter of providing well data on an ongoing basis to the Board. A memo to be sent to the Administrator requesting copies of all well permits issued be provided to the Board for their GIS database.

County Corridor Enhancement: No discussion.

Suggested Well Drilling Ordinance: William Drew advised that the Board had suggested that an ordinance be adopted requiring wells to be drilled prior to the issuance of a Building Permit. The Board recommended that an ordinance be drafted for their review.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:56 p.m.

Respectfully submitted,

Grace R. Davis
Secretary