

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**July 8, 2004  
WORKSHOP**

**MINUTES**

Meeting opened at 8:47 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Leslie Tallaksen, Kurt Wagner. Alternate: Clinton Smith  
Chairman: Michael Tfank. Planning Director: William Drew, P.P.  
Principal Planner: Linda Lutz, P.P. Bryant Gonzalez, Esq. for Board Attorney.

Absent: Andrew Tynan. Alternate: Matthew DeFede. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

The Board and Mr. Gonzalez discussed the matter of public participation at workshop meetings. Mr. Gonzalez was requested to research the matter and provide the Board with an opinion as to whether or not it was appropriate.

Until a determination is made it was decided to open the meeting and Elaine Duffy address the Board with regard to the Zanado application. Douglas McKittrick, P. E. advised the Board regarding permits that are required for repairing septic systems

**SITE PLAN WAIVER APPLICATIONS – None.**

**APPLICATIONS**

**ZANADO ENTERPRISES**

**Zone Change #0450-0176**

Block 6803; Lots 4 and 11

Warwick Turnpike and Union Valley Roads; CC Zone

This application was carried from the June workshop meeting. The applicant and his representatives, Alan Hantman, Esq., Jill Hartman, P.P. and Douglas McKittrick, P.E. were present. After discussion the Board recommended the matter be carried to the July 28, 2004 regular meeting for further discussion.

**MICHAEL & JOSEPH COSTELLO, BRADLEY MALAVOLTA**

COMPLETE: 06-13-04

**Minor Subdivision #0310-1956**

DEADLINE: 07-28-04

Block 6403; Lot 1.02

Lincoln & Tintle Avenues; R-1 Zone

Create three building lots.

The Principal Planner provided the Board with an overview of the application. The applicant, Michael Costello was present.

**THOMAS A. CELANO**

COMPLETE: 06-16-04

**Minor Subdivision #0410-1960**

DEADLINE: 10-14-04

**Variance #0430-0669**

Block 5309; Lot 1

Cahill Cross Road; R-2 Zone

Create two building lots.

The Principal Planner provided the Board with an overview of the application. The applicant was present.

**CARL BIERWAS**  
**Minor Subdivision #0410-1964**  
**Bulk Variance #0430-0665**  
Block 8201; Lot 2  
1945 Macopin Road, R-1 Zone  
Create one building lot.

COMPLETE: 06-22-04  
DEADLINE: 10-20-04

The Principal Planner provided the Board with an overview of the application. The applicant was present.

**EUGENE & ELAINE PRAIS**  
**Preliminary Subdivision #0410-1961**  
**Variance #0430-0654**  
***De Minimis Exception***  
Block 8401; Lots 22 and 23  
114 Dockerty Hollow Road; R-2 Zone  
Create one building lot.

COMPLETE: 07-01-04  
DEADLINE: 10-29-04

The Principal Planner provided the Board with an overview of the application.

## **MASTER PLAN SUBCOMMITTEE**

## **ORDINANCES REFERRED FROM COUNCIL**

## **MISCELLANEOUS**

The matter of codification of the Zoning Ordinances was discussed. Mr. Elcavage requested that additional quotes be obtained.

After discussion, the August regular meeting was cancelled by the Board and the September workshop rescheduled to September 8<sup>th</sup>.

## **APPLICATION PROCEDURES**

Topic involves discussion on applications for preliminary and final approvals for subdivisions and site plans for development; application review process; Planning Board hearing process; subsequent development/construction process.

Board continued discussion with Planning Board Attorney regarding item 2 of Application Process outline, which was provided at last work meeting.

## **ADJOURNMENT**

Meeting adjourned by unanimous consent at 10:40 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary