

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**Minutes
February 25, 2004
Regular Meeting**

Chairman, Michael Tfank, called the meeting to order at 7:38 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Douglas Ott, Leslie Tallaksen, Andrew Tynan, Kurt Wagner. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. was represented by Bryant Gonzalez, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Joseph Di Donato, Edward Orthouse. Alternate: Matthew DeFede.

PUBLIC PORTION

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

SITE PLAN WAIVER APPLICATIONS

JONI GONZALEZ

Site Plan Waiver #0420-0166W

Block 3603; Lot 7

2019 F Greenwood Lake Tpke.; LC Zone

Letter received from landowner identifying additional parking areas for the site. Applicant agreed to carry the matter to a future meeting to allow staff to evaluate the alternate locations.

MOTION made by Kurt Wagner, seconded by Andrew Tynan, to carry the matter to the March 4th meeting. On voice vote all were in favor.

APPLICATIONS

CASTLE ROCK ESTATES, LLC

Preliminary Subdivision #0310-1958

Variance #0430-0651

Block 9901; Lot 7

870 Union Valley Road; R-1 Zone

Request to subdivide property to create 17 residential building lots.

COMPLETE: 02-13-04

DEADLINE: 06-12-04

Louis D'Arminio, Esq. represented the applicant. Kenneth Scarlatelli, Professional Wetlands Scientist and Alex Zepponi, PE, PP testified on the behalf of the applicant.

Tom Wesdorp, Ada Erik and Jim Novak spoke during the public hearing.

Application carried to the March 24, 2004 meeting.

AT&T WIRELESS SERVICES, LLC (DOCKERTY HOLLOW)

Preliminary & Final Site Plan #0320-0153AB

Block 8002; Lot 2

Dockerty Hollow Road; R-2 Zone

Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

COMPLETE: 01-16-04

DEADLINE: 03-01-04

Renu Shevade, Esq. represented the applicant. John W. Colagrande, Jr., P.E., George LeBayo, a radio frequency engineer with General Dynamics, and Jim Dowling, P.P., of Edwards and Kelcey testified on behalf of the applicant. Ada Erik spoke during the public hearing.

The Board determined that the applicant proposed to install 12 additional antennas at a height of 140 feet on an existing monopole measuring 160 feet on the Subject Property. The applicant was also seeking to install equipment cabinets upon a concrete slab within a fenced in area compound on the subject property. Upon a review of the West Milford Telecommunications Facility Ordinance, no variances were required for this application. However, the applicant agreed to provide a boundary survey of the subject property and to provide documentation evidencing the responsibility of Crown Atlantic to maintain the roadway for the subject property or otherwise maintain the roadway itself as conditions of approval. The Board heard and accepted the testimony of the applicant's site plan engineer, RF engineer and planner and agreed that the facility proposed is adequate for the subject property, would help to eliminate existing gaps in coverage experienced by AT&T, and make good planning sense in utilizing existing wireless telecommunications facilities in the Township. Upon consideration of the plans, testimony and application, the Board concluded that the applicant had met the minimum requirements of the Municipal Land Use Law, Case Law and Township Ordinances to a sufficient degree so as to enable the Board to grant the relief being requested in connection with the application submitted for preliminary and final site plan approval.

MOTION made by James O'Bryant, seconded by Kurt Wagner, to approve the application subject to the conditions discussed.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Douglas Ott, Leslie Tallaksen, Andrew Tynan, Kurt Wagner, Michael Tfank.
No - None

MEMORIALIZATIONS

THOMAS L. SCALA, JR.

RESOLUTION NO. 2004 - 4

Amended Preliminary Subdivision #0310-1749A

Block 206; Lot 9

Hansen Lane; R-1 Zone

APPROVED: Amended preliminary subdivision to create 11 lots, 10 of which are building lots.

MOTION made by James O'Bryant, seconded by Joseph Elcavage, to memorialize the resolution.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Leslie Tallaksen, Kurt Wagner, Michael Tfank.
No - None

NEW YORK SMSA LIMITED PARTNERSHIP

d/b/a VERIZON WIRELESS

RESOLUTION NO. 2004 - 5

Preliminary and Final Site Plan #0320-0135AB

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

APPROVED: Preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

MOTION made by James O'Bryant, seconded by Joseph Elcavage, to memorialize the resolution.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Leslie Tallaksen, Kurt Wagner, Michael Tfank.
No - None

OMNIPOINT COMMUNICATIONS, INC.

RESOLUTION NO. 2004 - 6

Preliminary & Final Site Plan #0320-0141

Block 13602; Lot 7

1894 Route 23; LMI Zone

APPROVED: Preliminary and final site plan approval to install additional antennas on an existing monopole.

MOTION made by James O'Bryant, seconded by Leslie Tallaksen, to memorialize the resolution.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Leslie Tallaksen, Kurt Wagner, Michael Tfrank.

No - None

DONALD E. EHRMANN

RESOLUTION NO. 2004 - 7

Minor Subdivision #0210-1945

Block 8101; Lot 25.01, 25.02 and 26

Cahill Cross Road; R-1 Zone

GRANTED: Request for time extension.

MOTION made by James O'Bryant, seconded by Leslie Tallaksen, to memorialize the resolution.

On roll call vote: Yes – Joseph Elcavage, James O'Bryant, Leslie Tallaksen, Kurt Wagner, Michael Tfrank.

No - None

ORDINANCES FOR INTRODUCTION

Amendments to LR (Lakeside Residential Zone)

MOTION made by James O'Bryant, seconded by Kurt Wagner, to recommend that the Township Council introduce the above referenced ordinance. On voice vote all were in favor.

Creation of Office Transition Zone

MOTION made by James O'Bryant, seconded by Kurt Wagner, to recommend that the Township Council introduce the above referenced ordinance. On voice vote all were in favor.

MISCELLANEOUS

Codification of the Land Development Ordinances was discussed.

ORDINANCES REFERRED FROM COUNCIL - None

PLANNING DIRECTOR'S REPORT - None

PLANNING BOARD ATTORNEY'S REPORT - None

MINUTES

The following minutes were approved: November 12, 2003 regular meeting, January 31, 2004 special meeting and the February 5, 2004 regular meeting.

COMMUNICATIONS

The following correspondence was noted and filed:

Letters from the Passaic County Planning Board regarding the following applications:

Letter dated January 15, 2004 from the Association of New Jersey Environmental Commissions (ANJEC) advising that they are offering Smart Growth Planning Assistance grants.

Copy of letter from NJDEP notifying Passaic County that General Permits requested for the reconstruction of the Apshawa Dam will be cancelled if additional requested information is not submitted within 30 days.

Notice from ANJEC providing a publication entitled Pathways for the Garden State: A Local Government Guide to Planning Walkable, Bikeable Communities.

ADDENDUM TO AGENDA

The following correspondence was noted and filed:

Letter from the Passaic County Planning Board regarding the following application:

Rockburn North I – Preliminary Subdivision – Block 206; Lot 9, Hansen Lane.
Approval withheld pending receipt of additional information.

Copy of memo dated February 2, 2004 from the Environmental Commission to the Township Council regarding the water allocation meeting held January 29, 2004

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:58 p.m.

Respectfully submitted,

Grace R. Davis
Secretary