

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**Minutes  
January 31, 2004  
Special Meeting**

Chairman, Michael Tfank, called the meeting to order at 1:09 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Andrew Tynan, Kurt Wagner. Alternate: Matthew DeFede. Chairman: Michael Tfank. Board Attorney: Glenn Kienz, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Joseph Di Donato, Leslie Tallaksen.

Chairman appointed Matthew DeFede to sit for Ms. Tallaksen.

**APPLICATIONS**

**THOMAS L. SCALA, JR.**  
**ROCKBURN NORTH – PHASE 2**  
**Preliminary Subdivision #0310-1959A**  
Block 206; Lot 9  
Hansen Lane; R-1 Zone  
Request to subdivide to create 9 building lots.

COMPLETE: 12-19-03  
DEADLINE: 02-02-04

William Drew advised the Board that this application had a deadline of February 1, 2004. Failure of the Board to meet this day would result in the applicant receiving a default approval and the Board would lose the opportunity to have local jurisdiction on changes, which would make a better project. This is Phase II of the development, which is joined to phase I by virtue of Hansen Lane. This road has approval status by virtue of a previously granted preliminary subdivision. Therefore, it is not a landlocked piece of property.

The applicant, Thomas L. Scala, Jr., called Jeffrey Scala, P.E., Albert Gloor, P.E. and Alfred Stewart, P.E. to testify. Mr. Scala stated that he proposed a development with nature in mind. There would be minimal alterations to the natural drainage, no centralized or regional detention basins, small detention basins on individual lots, which may be called "rain gardens," no curbing, a minimum amount of catch basins, minimum site disturbance, and native vegetation. The project consists of 9 building lots with a 1200-foot road with a cul-de-sac, which met RSIS standards. No variances have been requested. A waiver was requested for the planting of shade trees as he did not intend to clear cut the area and proposed to leave it as natural as possible. The proposed lots range from approximately 1 to 3 acres in size. Existing trails on the property will remain with the exception of a small area in the vicinity of lots 21 and 22, which will be relocated along the roadway. The applicant stated there would be no further subdivision of the lots. The applicant reviewed the Board Engineer and Planning Department reports. He stated there are no Category 1 streams on the property. Mr. Stewart explained the proposed septic system and the areas of disturbance.

In response to the Board's concern regarding the shade tree waiver, the applicant indicated that deed restrictions could be provided to limit the amount of cutting by future owners. The applicant to submit the proposed wording for the Board Attorney's review. As to disturbance during construction, the applicant agreed to provide trees as appropriate. This will be determined at the time of the pre-construction meeting. The applicant further stated that he did not want to install curbs and the Board agreed that most of the Township roads do not have curbing.

