

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MINUTES

January 22, 2009

7:30 p.m.

Main Meeting Room of Town Hall

The regular meeting of the Planning Board was opened at 7:36 pm by Chairman Andrew Gargano with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker, Alternate Kerry Goceljak, Chairman Andrew Gargano, Board Planner Charles McGroarty.

Absent: Alternate Michael Siesta, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero.

PUBLIC PORTION

With no one present wishing to address the Planning Board, the Public Portion was closed on a **motion** by Chris Rosica and a **second** by Philip Weisbecker.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

CARRIED APPLICATIONS – None.

TIME EXTENSION REQUEST

JACK LEVKOVITZ (VILLAGE ON RIDGE SECTION II)

Amended Final Subdivision #0510-1744C

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

Seeking time extension for filing deeds and timing of conditions of approval.

Chairman Gargano announced that there was data that needed to be clarified between the Board Engineer and the applicant's engineer, so this matter would be carried to the February 5, 2009 Planning Board meeting.

NEW APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION 2009 - 5

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Preliminary & Final Site Plan #0720-0308AB

Bulk Variance #0730-0793

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Granted: Preliminary & final site plan approval and variance relief for expansion of existing supermarket and improvements to Shopping Center.

Chairman Gargano announced that the memorialization of this resolution would be carried to the February 5, 2009 Planning Board meeting due to the clarification on some of the conditions of approval.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD ATTORNEY'S REPORT – None.

PLANNER'S REPORT – Charles McGroarty, Township Planner, reported that the Township is applying for a Highland's Conformance Grant for \$50,000.00. He reviewed the requirements of the Highlands Regional Master Plan, noting that there were seven modules, or parts of the plan. He and Rob Sparkes had both attended training/information sessions on different dates. He advised that all the planning costs would be covered by the grant. Mr. Sparkes will begin preparing the mapping information for the first module and then he, the Board Engineer and the Township Engineer will provide their input before submission of each module.

MISCELLANEOUS

By-Laws - Board Attorney Thomas Germinario and Township Attorney Fred Semrau are reviewing certain items in the by-laws as they relate to the ordinance and will provide the updates to the Board when available.

Professional Invoice Report – Dorrie Fox, Land Use Administrator, provided a report she prepared for the Board regarding invoices for each Board professional. The Board reviewed the report that included the contract charges and the escrow charges. Several Board members made comments that included a request for a total spent per professional per application, running balances, total escrow deposited, and a request for a different format. Following discussion, the Mayor advised that she would be in contact with Mrs. Fox to review the suggested changes or additions to the professional invoice report based on the comments from the Board.

SUBCOMMITTEE REPORTS

Building Design Standards Subcommittee – Chairman Gargano made appointments to the Building Design Standards Subcommittee for 2009: Steven Castronova, Chris Rosica, Kerry Goceljak, and Chairman Andrew Gargano. The committee will be meeting on a limited basis.

Master Plan Subcommittee – Chairman Gargano reported that the Master Plan Subcommittee will meet on January 29, 2009 at 6:30 p.m. Councilman Weisbecker requested an update on the Master Plan be made to the Planning Board following the committee meeting. It was determined that the meeting would be taped and recorded in the main meeting room and a report of that meeting will be made available.

Ordinance Subcommittee – The Chairman advised that the Ordinance Subcommittee met and reviewed various ordinance amendments including lake commercial, signs, special events, steep slopes, used car lots, site plan waivers and zoning permits. Drafts for review will be available for the February 26, 2009 Planning Board meeting.

Site Plan Committee – None.

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Motion was made by Chris Rosica with a **second** by Steven Castronova to approve the payment of current invoices from Board professionals.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker and Chairman Andrew Gargano.
No - None.

MINUTES

Motion was made by Steven Castronova with a **second** by Councilman Philip Weisbecker to approve the minutes of the December 18, 2008 Regular Planning Board meeting as amended and the January 8, 2009 Reorganization meeting.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker, Chairman Andrew Gargano.
No - None.

The following were noted and filed:

COMMUNICATIONS

1. Resolution 2008-437 Authorizing Cash Maintenance Bond Release and Cash Performance Bond Release to Tom Scala for Laurel Hollow/Rockburn Pass, adopted December 3, 2008
2. ANJEC Seminar – A Sustainable Water Future, Monday, February 9, 2009, 7:30 – 10:00, Montclair Fire Station Headquarters.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copy of application for Highland's Applicability Determination received from Thomas Celano, Block 5309; Lot 1, for Minor Subdivision.
2. Second Notice of Technical Incompleteness dated January 7, 2009 from the NJ DEP for Highland's Determination regarding Awosting Association, Block 4106; Lot 1 requesting revisions of plans with respect to impervious cover calculations and building SF depictions.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 8:04 p.m. on a **motion** by Douglas Ott and a **second** by Chris Rosica.

Approved: February 26, 2009

Respectfully submitted by,

Tonya E. Cubby
Secretary