

TOWNSHIP OF WEST MILFORD
PLANNING BOARD
MINUTES
April 2, 2009
Regular Meeting

The Regular Meeting of the Planning Board was opened at 7:33 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, Douglas Ott, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker, Alternates Michael Siesta, Kerry Goceljak, Chairman Andrew Gargano.

Absent: Richard McFadden, Chris Rosica, Board Attorney Thomas Germinario, Board Planner Charles McGroarty, Board Engineer Paul Ferriero.

Chairman Gargano advised that due to the light agenda and no public hearings, the Board professionals would not be present at this meeting. He requested that Mr. Siesta and Ms. Goceljak sit in for Rich McFadden and Chris Rosica.

PUBLIC PORTION

With no one present wishing to address the Planning Board, the Public Portion was closed on a **motion** by Douglas Ott and a **second** by Michael Siesta.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

TIME EXTENSION REQUESTS – None.

CARRIED APPLICATIONS

1952 UNION VALLEY ROAD, LLC
Preliminary & Final Site Plan #0820-0167AB

Complete: September 8, 2008
Decision By: July 2, 2009

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Seeking preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

Chairman Gargano advised that he was recusing himself from this matter and asked Geoffrey Syme, Vice Chairman, to preside over this matter. Geoffrey Syme, Acting Chair, read into the record a faxed letter from John Barbarula, Attorney for the applicant, requesting that this matter be carried to the June 4, 2009 Planning Board meeting and granting a 90-day extension of time.

“Message: This fax shall serve as confirmation to your conversation with Mr. Barbarula that the above noted matter shall be carried for a period of two months. In addition, the applicant grants the Board an extension of ninety (90) days to render a ruling. The applicant is to obtain an Order from the Court to allow the matter to proceed before the Board.”

Andrew Gargano returned to preside over the Planning Board meeting.

NEW APPLICATIONS - None.

NEW APPLICATIONS – None.

NEW BUSINESS – None.

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

PLANNING BOARD PLANNER’S REPORT – None.

PLANNING BOARD ATTORNEY’S REPORT – None.

PLANNING BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Councilman Weisbecker requested that the streetscape plans be removed from the walls of the main meeting room. The Mayor advised that Dewberry may not return for a detailed presentation and suggested they remain until after the next Council meeting.

Streetscape Recommendations to the Township Council

Chairman Gargano reviewed a letter of recommendations to the Council for the streetscape project. Mr. Siesta inquired about the intensity of lighting and the Chairman replied that Rich McFadden advised against too much detail be included in the recommendations. The Mayor noted that the grant monies for Dewberry's attendance at meetings has been depleted, therefore she and Councilman Weisbecker will review the Planning Board's recommendations with the Township Council. Mr. Smith inquired whether the utility companies had been asked to review the lighting recommendations. The Board concurred that the presentation at the last meeting by the lighting representative was more than sufficient, and there was no need to request further review. The Board discussed the outlined recommendations including lighting choice, pole choice, banners and electrical outlets.

The Board requested copies of the center island proposal, including a clock tower, that had been presented by one of Dewberry's engineers, and asked that this proposal be provided to the Administrator for the Council packets.

Following discussion and some minor corrections, the Planning Board unanimously approved the following letter of recommendations to the Township Council on the streetscape project:

Dear Mayor and Council:

The Planning Board appreciates the opportunity to participate in the conceptual design of the proposed streetscape project. We recognize the importance of this project, as it will influence the look and feel of the Town Center for many years to come.

We have discussed the project in great detail at several of our meetings in conjunction with the Township consultant, Dewberry-Goodkind. Moreover, we had a representative of a street lighting manufacturer demonstrate the differences between a typical "metal halide light fixture" and an "L.E.D., (Light Emitting Diode), light fixture" and provide information on the numerous street light fixtures at our regular meeting in March. Ultimately, it was our desire to create a safe, very attractive, environmentally and pedestrian friendly streetscape that will encourage residents and visitors to come to the Town Center and patronize local businesses. After much discussion and debate, the Planning Board recommends the following:

- We understand, that presently, there are insufficient funds to provide curb, sidewalk, lighting, crosswalks, trees, benches and other amenities for the entire length of the project on Union Valley Road, Marshall Hill Road and from Park Lane to West Shore Road. Therefore, we recommend that in Phase I of the project we concentrate only on pedestrian safety improvements, which includes: curbing, sidewalk and crosswalks. The improvements will begin at West Shore Road and will end at Park Lane. Our reasoning to start and end Phase I in this area is due to the fact that this part of the project will: a) most likely see the greatest amount of pedestrian traffic, and b) two current projects: Walgreen's and Shop-Rite Plaza upgrades will be completing the streetscape enhancements along their frontage, including the streetscape lighting. This will all tie-in nicely with the future Marshall Hill Road sidewalk project from McDonald's to the Lincoln Hill Senior Housing facility.*
- The Planning Board recommends installing a 4' wide concrete sidewalk with an 8" red brick border, ("soldier course"), along both sides of the sidewalk from West Shore Road up to the Presbyterian Church and continuing with a 4' wide concrete sidewalk, without the red brick border, from that point to Park Lane. The Walgreens and Shop-Rite areas will have the 8" red brick border soldier course. The Board further recommends keeping the existing concrete sidewalk, where feasible, in order to save costs.*
- The Planning Board recommends installing a grass strip of varying sizes between the curb area and sidewalk and painting white crosswalks with diagonal striping to keep costs to a minimum.*
- In order to prepare for complete future street lighting, as we will not be purchasing and installing light fixtures during Phase I due to cost considerations, we recommend that the Township install underground conduit in select locations, (to be advised by our*

Engineer), during the sidewalk construction phase. However, since Walgreen's and Shop-Rite Plaza presently need to know the type of fixture the Township wishes them to install as part of their site improvements, the Planning Board recommends the use of "L.E.D. 3000 (softened) lighting" in order to reduce energy costs, and we recommend the "Frisco" style lighting fixture in non-textured black finish with banner brackets and a high mounted electrical outlet.

The Planning Board has not had any detailed discussions and presently has no recommendations on the issue related to types of trees vegetation and landscaping, other than what was mentioned in this letter. Again, this portion of the project has been moved to the future due to cost constraints. However, the Walgreens and Shop-Rite Planning Board applications have directed our Board professionals, Paul Ferriero and Michael Hakim, to make the proper recommendations for their streetscape site work.

Passaic County has informed the Township that there is \$12,930 available from the Corridor Enhancement Fund for this project as of March 6, 2009. They have previously indicated that they would like to see the funds used for an enhancement or feature. Therefore the Planning Board recommends the installation of a clock tower and a landscape upgrade for the island at the intersection of Union Valley Road and Marshall Hill Road as part of Phase I. The design has not been completed at this time but a preliminary estimate for the clock tower is \$15,000 - \$20,000.

The Planning Board looks forward to the successful completion of this project. Please feel free to contact the Board if we can be of any further assistance.

Other Miscellaneous

In other business, the Board discussed emails received by the Secretary from Board members requesting that they be sent to other Board members and/or the Township Council. The Chairman advised that all comments and opinions about Board matters are to be provided to the Board Secretary and copies will be made for the Board to discuss at a public meeting. The Mayor stated for the record that she had not read, nor replied, to any emails expressing opinions on issues related to Board matters, and had only been notified via telephone that a Board member would be absent from a Board meeting.

In another matter, Chairman Gargano advised that the Environmental Commission had recently applied for a \$20,000. grant from ANJEC for a trails master plan.

Approval Of Invoices – Board Professionals – None.

Subcommittee Reports

Master Plan Subcommittee – None.
Ordinance Subcommittee – None.
Building Design Subcommittee – None.
Site Plan Committee – None.

MINUTES

The minutes of the February 26, 2009 Regular Meeting were approved on a **motion** by Councilman Weisbecker with a **second** by Michael Siesta.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Kerry Goceljak, Douglas Ott, Michael Siesta, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker and Chairman Andrew Gargano.
 No - None.

The following were noted and filed:

COMMUNICATIONS

1. Copy of letter from NJ DEP, Division of Remediation Management & Response to Else Pettinato, 309 Lakeshore Drive, Block 2402; Lot 39 regarding On-Scene Coordinator Discharge Authorization, granting permission for emergency discharge of treated groundwater to the lake via a storm sewer.
2. Authorization received March 17, 2009 for a Freshwater Wetlands General Permit #25 for Gary Stromberg regarding septic alterations at 60 Marshall Hill Road; Block 5708; Lot 5.
3. Authorization for the NJ DEP dated March 11, 2009 for Steve Castronova regarding authorization to discharge under ground water for sanitary subsurface disposal at Belcher Run Shopping Center, Union Valley Road.

4. No Further Action Letter and Covenant Not to Sue for Pizza, 45 Wanaque Road, Block 4014; Lot 1 regarding a 550-gallon oil tank removal.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Notice of Technical Incompleteness from the NJ DEP dated March 25, 2009 regarding a Highlands Determination application for Vincent Lanza, Vreeland Store, 1385 Macopin Road, Block 9501; 12, requesting additional documents for further review of the application including a revised site plan indicating all existing versus proposed impervious surfaces and structures, identifying wastewater methods, proposed use of the single family dwelling, and a project description of the historical structure, among other requested documents and clarifications. Requested information is to be submitted within 30 days.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 8:04 p.m. on a **motion** by Councilman Weisbecker and a **second** by Michael Siesta.

Approved: April 23, 2009

Respectfully submitted by,

Tonya E. Cubby
Secretary