

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**May 4, 2006  
WORKSHOP**

**MINUTES**

Chairman, Michael Tfank, called the meeting to order at 9:22 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Philip Weisbecker. Alternates: Steven Castronova, Thomas Harraka. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda Lutz, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Edward Orthouse, Kurt Wagner.

Chairman appointed Messrs. Castronova and Harraka to sit for the absent members.

**PUBLIC PORTION**

As no one wished to speak, a **MOTION** was made by Steven Castronova, seconded by Leslie Tallaksen, to close the public hearing. On voice vote all were in favor.

**APPLICATIONS**

**MARY BARRETT**

**Resolution No. 2006 - 3**

**Minor Subdivision #0510-1974**

**Variance #0530-0711**

Block 807; Lot 4

2001 Clinton Road; LR Zone

Letter from applicant to Planning Board regarding conditions of approval.

The applicant, Mary Barrett, 2001 Clinton Road, Hewitt, NJ was present.

William Drew, Planning Director, explained that Ms. Barrett was granted a minor subdivision, which was memorialized on January 26, 2006. The applicant subsequently requested an opportunity to discuss some of the conditions of approval with the Board.

Ms. Barrett advised that she had encountered several problems, which would prevent her from filing the minor subdivision deeds before the expiration date. She further stated that her Planner had prepared revised plans and an application for Highlands approval, both of which would be submitted shortly.

With regard to a Letter of Interpretation to the DEP, Ms. Barrett stated that a biologist was retained to delineate the wetlands, which are actually on an adjacent piece of property. Ms. Barrett noted that the owner of that property had previously delineated the property. Based on that delineation she intended to have the biologist flag and mark the wetlands according to the earlier report. She further noted that a Letter of Interpretation could take considerable time and was expensive. She, therefore, requested the Board permit her to use the existing Letter of Interpretation.

Ms. Barrett noted that her other issue was the need to drill a test well. As she had no plans to build a house at this time and did not know where a future house would be located, she was unsure where to drill a test well. Ms. Barrett advised that she had consulted with several well drillers and been advised that water was not a problem in that area. She requested the Board reconsider the item and require the well to be drilled prior to the issuance of a building permit.

Ms. Lutz advised that the statute pertaining to the filing of deeds provided for the applicant to request several time extensions. Mr. Drew noted that according to the Land Use Law a major change to a Board approval must be considered at a public hearing with proper notice. The Board advised Ms. Barrett that it would consult with the Board Attorney as to whether her requests require notice and review at a public hearing. Matter to be scheduled for the June meeting.

**VICTOR MARCHIAFAVA** COMPLETE: 04-03-06  
**Amended Minor Subdivision #0510-1972** DEADLINE: 08-01-06  
**Amended Variance #0530-0713**  
Block 13602; Lot 7  
1894 Route 23 North; LMI Zone

The applicant was not present. Overview of application provided by William Drew, Planning Director.

**VICTOR MARCHIAFAVA** COMPLETE: 04-07-06  
**Preliminary and Final Site Plan #0520-0220AB** DEADLINE: 08-05-06  
**Bulk Variance #0530-0729**  
Block 13602; Lot 7  
1894 Route 23 North; LMI Zone

The applicant was not present. Overview of application provided by Linda Lutz, Principal Planner.

**MICHAEL ZUPP** COMPLETE: 04-26-06  
**Minor Subdivision #0610-1977** DEADLINE: 08-24-06  
**Variance #0630-0734**  
Block 12110; Lots 6 and 17  
9 Martha St. and 463 Germantown Rd.; R-2 Zone

The applicant was not present. Overview of application provided by Linda Lutz, Principal Planner.

## **MASTER PLAN SUBCOMMITTEE**

Planning Director, William Drew, advised that a meeting was scheduled for May 10<sup>th</sup> with Neil Muller, County Planner, to discuss the sidewalk construction along the main street. Also to be discussed was the County enhancement program and how the County could assist the Township in reaching its goal of sidewalk construction.

## **MINUTES**

**MOTION** made by Leslie Tallaksen, seconded by Michael Siesta, to approve the minutes of the April 6, 2006 work meeting as amended. On voice vote all eligible members voted affirmatively.

## **MISCELLANEOUS**

**Main Street New Jersey: Guiding Design on Main Street.** William Drew reported that the Highlands Council was funding a series of conferences to help provide municipalities with assistance to promote and maintain their main street. Mr. Drew attended the first conference, which focused on design concepts, and provided the Board with a report. He will keep Board apprised of future conferences.

**Stormwater Quality Plan:** Discussion on adoption as an Element of the Township Master Plan. Matter to be scheduled for the May meeting. William Drew advised that this is part of the DEP regulations, which is a requirement of all municipalities. Boswell Engineering prepared the plan for the Township. Mr. Drew further updated the Board on grants that were received by the Planning Department with regard to stormwater quality and to assist in computerizing the Health Department data.

**Historic Preservation Grant:** Upcoming interactive workshop with the Historic Preservation Commission, Planning Board, Zoning Board of Adjustment, Environmental Commission and Township Council, scheduled for May 13, 2006 from 9:00 a.m. to 1:30 p.m. Discussed at regular meeting.

**Township Council:** Philip Weisbecker updated the Board on several matters, which were discussed by the Council. He noted that the Council had established a Lakes Committee and suggested a member of the Planning Board be appointed to the committee. Representative to be appointed at the May meeting.

#### **ADJOURNMENT**

Meeting adjourned by unanimous consent at 10:35 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary