

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**March 8, 2007
WORKSHOP**

MINUTES

Chairman, Michael Tfrank, called the meeting to order at 8:35 p.m. with the reading of the legal notice.

ROLL CALL

Present: Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker (Arrived late). Alternate: David Volpe. Chairman: Michael Tfrank. Planning Director: William Drew, P.P. GIS Specialist: Robert Sparkes.

Absent: James O'Bryant, Leslie Tallaksen. Alternate: Thomas Harraka. Consulting Engineer: Robert Kirkpatrick, P.E.

Chairman appointed Mr. Volpe to sit for Mr. Weisbecker.

PUBLIC PORTION

Elaine Duffy, Warwick Turnpike, West Milford, representing the Friends of the Tichenour House, addressed the Board regarding the continued deterioration of the historic structure. She advised that the organization intended to apply for grant monies to save, restore and rehabilitate the old house. Ms. Duffy further advised that the goal of the organization was to use the facility as a children's community service and development center. She requested the Board's support in this endeavor.

The Board members advised that once again the Board would reach out to the County to maintain and restore the facility.

MOTION made by Kurt Wagner, seconded by David Volpe, to send a resolution of support to the County requesting they restore the structure. On voice vote all were in favor. None opposed.

SITE PLAN WAIVER APPLICATIONS

JASON ROTH

Site Plan Waiver # 0720-0281W

Block 16605; Lot 24

3060 Route 23; HC Zone

Planning Director, William Drew, provided an overview of the subject property.

Christian S. Walilko, 3060 Route 23, Oak Ridge, NJ, the owner of the subject property was present and advised that the applicant proposed to utilize the rear of the property for an Police Department impound yard. He noted that it was an excellent storage area, which would be fenced and covered with crushed stone.

Members expressed concern with regard to various fluids from the wrecked vehicles leaking into the ground and requested that all fluids be removed from the vehicles prior to storage. After discussion on the environmental impact Mr. Walilko withdrew the application.

Mr. Weisbecker arrived.

JORGE BENITES

Site Plan Waiver # 0720-0282W

Block 3603; Lot 7

2019G Greenwood Lake Turnpike; LC Zone

The applicant, Jorge Benites, 5 Burr Court, Hewitt, NJ, was present and explained he proposed to open a business helping people design kitchens and bathrooms.

Planning Director, William Drew, advised that the Zoning Officer had determined it was a permitted use. He indicated that he and the Construction Official had conducted a site inspection. It was noted that there is striped parking in the rear of the property; however, there is no indication on the rear doors of each store as to its identity. It was noted that this was important for emergency personnel. Mr. Wagner suggested that signage be installed on the doors identifying the various occupants. It also was noted that there was no provisions for handicap parking. The property owner to be contacted regarding the signage and handicap parking.

MOTION made by Steven Castronova, seconded by David Volpe, to approve the application.

On voice vote all were in favor, none opposed.

JAMES P. EVERETT, JR.
Site Plan Waiver # 0720-0284W
Block 14605; Lot 2
2727 Route 23; HC Zone

The applicant, James Everett, 14 Vassar Road, Newfoundland, NJ explained that he proposed to open a shop in the Lakeland Plaza for the sale and repair of bicycles.

Mr. Drew noted that this is a well-maintained property and there is adequate parking.

MOTION made by Kurt Wagner, seconded by Michael siesta, to approve the application.
On voice vote all were in favor, none opposed.

APPLICATIONS

ERNEST OBERER
Minor Subdivision #0510-1975
Block 14201; Lots 14 and 15
350 Germantown Road; R-3 Zone

COMPLETE: 02-22-07
DEADLINE: 04-08-07

The applicant, Ernest Oberer, 350 Germantown Road, West Milford, NJ was present. Overview of application provided by Planning Director, William Drew.

MASTER PLAN SUBCOMMITTEE

William Drew noted that the subcommittee reviewed the draft Highlands Master Plan and provided comments to the Mayor and Council in time for their meeting with the representatives from the Highlands Council.

MINUTES

MOTION made by Kurt Wagner, seconded by Steven Castronova, to approve the minutes of the February 8, 2007 work meeting. On voice vote all eligible members voted in the affirmative.

ORDINANCES REFERRED – None.

MISCELLANEOUS

Community Forestry Plan: Robert Sparkes explained the status of a project proposed by Ronn Farr, a representative of the North Jersey District Water Supply Commission. He outlined the requirements of the program and noted that the trees would be planted at no cost to the municipality. As part of the project an inventory of hazardous trees within the Township would be completed. Mr. Drew noted that as the Highlands Council would be looking to municipalities to make this a component of the Master Plan,

this offer, which would be of no cost to the Township, would be beneficial. Members expressed support for the project.

Tichenour House: Letter from Historic Preservation Commission to Passaic County Planning Department regarding the condition of the historically designated building. Letter of support to be sent.

Lake Commercial Zone: Members discussed the list of suggested permitted uses in the Lake Commercial Zone, which was previously distributed.

Motion made by Michael Siesta, seconded by Philip Weisbecker, to draft an ordinance for recommendation to the Township Council. On voice vote all were in favor.

Dunkin Donuts Property: William Drew noted that a letter had been received from the attorney for the property owner notifying the tenant that they need to correct the site to be in conformance with the Board's resolution of approval. The tenant indicated in a phone message to Mr. Drew that he had requested the supplier make deliveries with a single axle vehicle. The tenant further advised that he had authorized the garbage pickup to occur at off hours. Board expressed concerns with regard to the traffic situation and discussed long term solutions to the problem.

ANJEC: 2007 Planning Grants – Robert Sparkes advised that it had been decided to resubmit the grant submitted last year, which was for the remediation of the West Milford Lakes property. He outlined the history of the area and the dam and noted that the site could possibly be utilized as a park. The grant would provide community planning and build a consensus within the community as to the best use of the property. The issue of using public funding for a private property was discussed. It was noted that this project was at an exploratory stage to see if taking the lake bed and refurbishing it for public use was feasible.

Streetscape Grant: William Drew reported that the release of funds for Phase I had been received and the design phase was set to start.

Road Vacations: Larchmont Road, Linden Court and Sterling Court. The Board members requested information be provided on the reason for vacation request. Matter carried to next meeting of Board pending receipt of additional information.

Highlands Draft Master Plan: No discussion.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notice dated February 22, 2007 advising that Quick Chek Corporation is applying for an exemption for property located at 4-10 Marshall Hill Road; Block 5701; Lots 3 and 4. Noted and filed.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:55 p.m.

Respectfully submitted,

Grace R. Davis
Secretary