

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

**April 12, 2007
WORKSHOP**

Chairman, Michael Tfank, called the meeting to order at 9:06 p.m. with the reading of the legal notice.

ROLL CALL

Present: Steven Castronova, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternate: David Volpe. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: James O'Bryant, Douglas Ott, Leslie Tallaksen. Alternate: Thomas Harraka. GIS Specialist: Robert Sparkes.

Chairman appointed Mr. Volpe to sit for Mr. O'Bryant.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS - None

APPLICATIONS

SUNNY BLUE, LLC

Concept Site Plan #0720-0286

Block 5701; Lot 1

1502-12 Union Valley Road; CC Zone

Larry Murphy of Bohler Engineering, 3 Technology Drive, Warren, NJ and Shawn Perry, of the Bannett Group, PO Box 4460, Cherry Hill, NJ presented an overview of the proposed construction of a Walgreen's at the subject property. After discussion the Board expressed concern with the proposed ingress and egress, the height and style of the building and how this project will fit in with the Township streetscape program. The Planning Director recommended that Walgreen's incorporate their landscaping design to conform to the Township plan. The Board and applicant also discussed alternative layouts and improvements to Second Avenue. The applicant to appear at a future meeting for further discussion.

MISCELLANEOUS

Road Vacations: Larchmont Road, Linden Court and Sterling Court. Vincent Lanza, P.O. Box 746, Ringwood, NJ was present and explained to the Board that he requested the road vacation as he intended to build a house on Linden Court. He advised that he had received a variance and that the proposed vacation of the road would make the lots more desirable. He further noted that he did not believe the road could ever be improved and no lots would be landlocked as a result of this vacation.

With respect to Sterling Court Mr. Lanza advised that he would do additional research on the history of the road and report back to the Board. With regard to Larchmont Road he explained that he was under contract to buy all of the lots on both side of the road and that the road served no purpose. Mr. Lanza to provide a letter from the property owner.

Matter to be put on April 26, 2007 agenda for Board recommendation.

MASTER PLAN SUBCOMMITTEE - No report

MINUTES

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

ORDINANCES REFERRED – None

HIGHLANDS WATER PROTECTION AND PLANNING ACT

William Drew advised that he had contact Mary Jude Haddock at the Highlands Office with regard to the Board's comments, but she was out of the office.

ADJOURNMENT

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

Respectfully submitted,

Grace R. Davis
Secretary