

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

### Minutes May 3, 2007 REGULAR MEETING

Chairman, Michael Tfank, called the meeting to order at 7:34 p.m. with the reading of the legal notice and pledge of allegiance.

#### ROLL CALL

Present: Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Philip Weisbecker (Arrived late). Alternate: Thomas Harraka (Arrived late). Chairman: Michael Tfank. Planning Director: William Drew, P.P.

Absent: James O'Bryant, Kurt Wagner. Alternate: David Volpe. Consulting Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

#### PUBLIC PORTION

Teresa DiMenza, 10 First Avenue, West Milford, NJ expressed concerns with regard to a proposed Walgreen's across from her home. She requested that no changes be made to First Avenue and was concerned about the traffic and the noise from the facility.

Jim Novak, Mt. Laurel Lake, Hewitt, NJ noted that he did not want to see any large corporate stores in town, but would prefer to have small mom and pop stores.

#### SITE PLAN WAIVER APPLICATIONS

**Zhong Huang**  
**Site Plan Waiver # 0720-0290W**  
Block 6303; Lot 18  
1546 Union Valley Road; VC Zone

Planning Director, William Drew, advised that the applicant proposed to reoccupy an existing building on Union Valley Road. He noted that, although the applicant did not currently have a tenant, he intended to make site improvements to utilize the building for commercial purposes. Mr. Drew conducted a site inspection and noted that the lack of improvements to the site do not comply with the Land Use Ordinances with respect to adequate parking and other site improvements to permit a commercial business to operate. Mr. Drew recommended that a site plan be submitted to properly improve the parking area and to provide for the necessary stormwater runoff management and street improvements along the front of the property. The parking area is currently graveled; however, the ordinance does not permit gravel parking.

The applicant, Zhong Huang, explained that he did not have a tenant, but expected to rent to a small store or office.

The Board explained the need to have a proper site plan prepared by a licensed engineer and for the applicant to conform to the stormwater management regulations.

**MOTION** made by Leslie Tallaksen, seconded by Douglas Ott, to deny the site plan waiver request.

On roll call vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Philip Weisbecker, Michael Tfank  
No - 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 appeared before the Board with a revised concept plan in response to comments received from the Board at a previous meeting. They presented new architectural drawings and explained the proposed changes to the plan. In response to questions from the Board, they outlined the delivery schedule and the type and size of the delivery trucks and their route into town; the proposed hours of operation; the location of the drive-up window; the proposed landscaping; the ingress and egress pattern; and, the parking layout.

The meeting was opened to the public and the following people spoke: Tony and Teresa DiMenza, 10 First Avenue, West Milford and Patricia Daly, 7 Center Street, West Milford. They expressed concern with regard to noise from the delivery trucks and the garbage collector; the warehouse look of the building facing the residences; the

During discussion the Board expressed disappointment with the proposed building design, in particular with the lack of windows on the side of the building facing the residential area; the exterior siding of the building; and the roof line. They suggested that the design should be more in keeping with the character of the Township. It was noted that the Township was working on a streetscape project for this area of the town and would like this project to fit in with that design. It was also recommended that a traffic study be submitted.

Mr. Murphy indicated that the applicant would file a formal application. In the meantime they would meet again with the Board to discuss the architectural.

**ERNEST OAKES** COMPLETE: 04-11-07  
**Bulk Variance #0730-0769** DEADLINE: 08-09-07  
**Amended Preliminary and Final Site Plan #0120-0114**  
Block 6002; Lot 44.03  
Burnt Meadow Road; LMI Zone

The applicant, Ernest Oakes, was present.

Overview of application provided by Planning Director, William Drew.

**ROBERT COYMAN** COMPLETE: 04-18-07  
**Minor Subdivision #0710-1980** DEADLINE: 08-16-07  
**Bulk Variance #0730-0774**  
Block 7902; Lots 5 and 6  
2016 Macopin Road; OT Zone  
Lot line adjustment

Mr. Weisbecker recused himself.

Overview of application provided by Planning Director, William Drew.

**NYSMSA LIMITED PARTNERSHIP**  
**D/B/A VERIZON WIRELESS (UGL FIRE)**  
**Preliminary & Final Site Plan #0520-0205AB**  
Block 1701; Lot 59  
776 Warwick Turnpike; LR Zone

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

**NYSMSA LIMITED PARTNERSHIP**

**D/B/A VERIZON WIRELESS (LAKELAND PLAZA)**  
**Preliminary & Final Site Plan #0620-0238AB**  
Block 14605; Lot 2  
2727 Route 23 South; HC Zone

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

**BRAEMAR AT WEST MILFORD, LLC**  
**Preliminary Subdivision #0110-1910**  
**Bulk Variance #0130-0501**  
Block 10001; Lots 14, 19, 20, 23  
Wooley Road; R-3 and R-4 Zones  
Pumping Test Review – Board’s consultant and applicant present to discuss

Matter carried.

**MISCELLANEOUS**

**Road Vacation:** Ricker Street. Planning Director, William Drew, noted that the Township Administrator referred this request. He advised that he would have a report for the regular meeting for the Board’s consideration.

**Planning Board Procedures:** Discussion with Planning Board Planner and Engineer. Matter carried.

**MASTER PLAN SUBCOMMITTEE** – No report.

**MINUTES**

Approval of minutes of the April 12, 2007 work meeting. Carried.

**ORDINANCES FOR INTRODUCTION**

**Lake Commercial Zone:** Proposed ordinance - permitted uses in the Lake Commercial Zone. William Drew, Planning Director, advised that he was working with the Board Attorney on several issues, who had suggested doing a land use analysis utilizing the GIS. Matter carried for further discussion.

**Fence and Tree Ordinances:** Philip Weisbecker requested that the fence ordinance be resurrected and sent to the Council for consideration. Mr. Weisbecker also inquired about the status of a Tree Ordinance. He requested that a memo be sent to the Council asking if it could be reviewed again. William Drew noted that the Highlands Council was to provide model ordinances for tree clearing. Mr. Drew to contact the Highlands Council regarding the matter.

**ORDINANCES REFERRED** – None.

**MISCELLANEOUS**

**Lakes Committee:** Philip Weisbecker reported that the Lakes Committee was pursuing a septic maintenance ordinance. He noted that the Environmental Commission is also reviewing the issue and had a sample ordinance, which he would provide a copy of.

**Architectural Ordinance:** Douglas Ott suggested that the Board explore an ordinance to control the standards for new commercial buildings. Leslie Tallaksen recommended that the Board should also study guidelines for renovated buildings.

**Bill Payment:** William Drew advised that the Township Council were waiting for a response from the Board with regard to the payment of bills for the various Board

consultants. He noted that the Planning Department conducted a survey of surrounding towns. Of the seven consulted, six replied. He noted that in the Townships with a full time professional staff, the staff reviews the invoices from the consultants and forwards them to the Township Council for the bill list. In those towns without a professional staff, the Board Secretary gathers the bills and presents them to the Planning Board, who signs them and forwards them to the Township Council for payment. After discussion the Board determined that the current system of having the Planning Director review and sign off on the bills was satisfactory. However, they suggested the Director provide the Board with a quarterly report on the fees paid.

## **ADJOURNMENT**

Meeting adjourned by unanimous consent at 9:45 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary