

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

June 7, 2007
WORKSHOP

MINUTES

Councilman Philip Weisbecker called the meeting to order at 7:36 p.m. with the reading of the legal notice and pledge of allegiance.

ROLL CALL

Present: Steven Castronova, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternate: David Volpe. Chairman: Michael Tfrank (Arrived late). 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.

Mr. Weisbecker appointed David Volpe to sit for Ms. Tallaksen.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

PATRICIA NICHOLSON

Site Plan Waiver # 0720-0291W

Block 15803; Lot 4
8 Oak Ridge Road; CC Zone

PATRICIA NICHOLSON

Site Plan Waiver # 0720-0293W

Block 15803; Lot 4
8 Oak Ridge Road; CC Zone

Edward Azar, Esq., Route 23, Newfoundland, NJ. represented the applicant, who was not present.

Planning Director, William Drew, advised the Board that these two site plan applications were for two separate shops to be located in the same building. He further noted that the questions raised at a previous meeting regarding parking and occupancy of the building had been resolved. Mr. Drew and Kurt Wagner, the Construction Official, met with the applicant at the property and confirmed that the parking requirements had been met. However, they noted that the spaces were not clearly delineated and that the portions of the parking area which were macadam were in poor condition. It was also noted that the rear parking area was gravel. Mr. Drew suggested that the parking area be regraded and, if the Board concurred, quarry process stone be put down. He further noted that the applicant proposed to use concrete bumper stops on top of the gravel.

During discussion the Board noted that the ordinance required commercial parking areas be paved and striped. The Board expressed concerns with regard to drainage and safety. It was noted that although the applications are for Building #1, the buildings function as one integrated site and the entire property should be in conformance.

Mr. Azar advised the Board that the applicant had made improvements to the site, which had previously been an eyesore. He noted that the area closest to Route 23 had a higher grade and paving the area could create a problem with water collecting along the Oak Ridge Road side of the property. Mr. Azar further noted that paving would require engineering work, which would be extremely costly. He asked the Board to consider a Certificate of Occupancy for Building #1 and give the applicant time to work out an appropriate plan for the remainder of the property.

Robert Kirkpatrick, the Board Engineer, noted that several parking spaces are not on owner's property. He suggested that the applicant have a professional draw up a parking plan.

MOTION made by Michael Siesta, seconded by Philip Weisbecker, to the approve the two site plan waiver requests subject to the conditions expressed by the Board Engineer that the parking plan be revised to establish a safe ingress and egress; that the parking be striped; and, that a handicap parking space be located in such a way that it is accessible directly to Building #1.

On roll call vote: Yes - Steven Castronova, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, David Volpe, Michael Tfrank
No - None

RONALD HOOK
Site Plan Waiver # 0720-0296W
Block 15510; Lot 2
2 Cross Road; VC Zone

The applicant, Ronald Hook, was not present.

William Drew, Planning Director, advised that the applicant had applied for a site plan waiver. However, based on the findings of a site inspection conducted by Mr. Drew and Kurt Wagner, Construction Official, it was determined that a full site plan application would be required. Mr. Drew had left a message on the applicant's telephone, but had not received a response. Letter to be sent to applicant advising him of decision.

Mr. Wonton II Inc.
Site Plan Waiver # 0720-0297W
Block 6303; Lot 18
1546 Union Valley Road; VC Zone

Planning Director, William Drew, advised that this was a second request for a site plan waiver at this property. He noted that the applicant had met with him and indicated that he could not install the necessary site improvements at this time. He further advised that he now proposed to occupy the premises as offices for his construction business.

The Board voiced concerns with regard to runoff, parking and paving of parking area. It was noted that there had been considerable disturbance to the site, which needed to be corrected.

The applicant, his son, Juang Huang, and an associate, Charles Steiner, were present. They informed the Board that the construction business was owned by the applicant, that they owned one van and one pickup truck, which would be parked on site occasionally overnight. They also noted that there was an easement for an existing driveway off of Union Valley Road. The applicant indicated that he would install landscaping and put in sidewalks.

Mr. Drew recommended that a landscaping plan for the entire property, including the location of the proposed sidewalk, be submitted; that proof of the easement for the use of the driveway off of Union Valley Road be supplied; and, that the applicant provide in writing information regarding the limits of the proposed business, the number of employees, the type of vehicles to be parked, and, verification that there would be no outdoor storage of equipment and fuels on the property.

MOTION made by Philip Weisbecker, seconded by Kurt Wagner, to approve the site plan waiver request subject to the recommendations of the Planning Director.

On roll call vote: Yes - Steven Castronova, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, David Volpe, Michael Tfrank
No - None

Robert Kirkpatrick explained the disposition of the property should it be vacated. He advised that it would be necessary to research when and how the road was created. He also questioned how emergency vehicles would turn around if vacated.

Members requested the matter be carried pending receipt of additional information.

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

MASTER PLAN SUBCOMMITTEE – No report.

MINUTES

MOTION made by Kurt Wagner, seconded by Philip Weisbecker, to approve the minutes of the April 12, 2007 work meeting. On voice vote all eligible members voted in the affirmative.

MOTION made by Philip Weisbecker, seconded by Steven Castronova, to approve the minutes of the May 3, 2007 work meeting. On voice vote all eligible members voted in the affirmative.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED – None.

MISCELLANEOUS

William Drew advised that a letter had been received from Mr. and Mrs. Lauer expressing concerns about improvements being requested by the County. He noted that the Lauer's has recently received site plan approval from the Board to expand their veterinary facility. They indicated that these improvements would impact the existing septic system and that the project would not be economically feasible if they had to provide the improvements.

Mr. Drew read the letter from the County listing the improvements that they were requiring. During discussion it was noted that there are no sidewalks along that side of the road and that they are not warranted; that all the improvements proposed by the applicants were to the rear of the site and did not impact the County road; that the cost of these improvements would create an economic hardship on a small business; and, in addition the applicants would be required to contribute to the County Enhancement Program.

The Board requested copies of the letters be provided to them. Members comments to be sent to the Planning Director for preparation of a draft response to the County.

ADJOURNMENT

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

Respectfully submitted,

Grace R. Davis
Secretary