

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**WORKSHOP
July 12, 2007**

Minutes

The Workshop meeting of the Township of West Milford Planning Board was called to order at 8:58 pm by Leslie Tallaksen, Vice Chairperson, with a reading of the Legal Notice.

ROLL CALL

Present: Steven Castronova, Clinton Smith, Kurt Wagner, Philip Weisbecker, Alternates: Thomas Harraka, David Volpe. Acting Chairperson: Leslie Tallaksen. Planning Director: William Drew, P.P. Board Engineer: Robert Kirkpatrick, P.E.

Absent: Chairman Michael Tfank, James O'Bryant, Douglas Ott, Michael Siesta.

PUBLIC PORTION

With no one present wishing to be heard, a motion to close the public portion of the meeting was made by David Volpe, with a second by Philip Weisbecker.

SITE PLAN WAIVERS - None

APPLICATIONS

SUNNY BLUE, LLC

Preliminary and Final Site Plan #0720-0286AB

Block 5701; Lot 1

1502-12 Union Valley Road

Applicant to present architectural renderings of proposed building.

Request for Waiver of EIS – Discussion of Recommendation from Environmental Commission.

The applicant was represented by his engineer Lawrence Murphy, P.E., Bohler Engineering, 35 Technology Drive, Warren, NJ, and the project manager, Shawn Perry of the Bannett Group, Ltd., 1998 Springdale Road, Cherry Hill, NJ.

Architectural renderings of the proposed Walgreen's site were presented to the Board. Mr. Murphy noted that the public comments and the Board's concerns regarding conceptual plans were taken into consideration, thereby resulting in revisions. He reviewed the changes, which included a shingle mansard-style roof, cement and brick siding, a covered walkway, and modified roof overhangs. He noted that the mechanicals would be concealed with the new design. Three non-operating windows for aesthetics were included on the drive-through elevation, and board on board fencing was proposed for the dumpster site. The proposed height of the building was discussed and it was stated that the square footage of the building would remain the same. A Board member inquired if there would be any advertising or lights included in the window facades, to which the applicant's engineer replied in the negative. Mr. Volpe inquired about the loading docks, and Mr. Murphy explained the proposed locations.

Mr. Drew questioned Mr. Murphy and Mr. Perry about the comparison between the architectural renderings previously presented and those presented at this meeting. Mr. Perry stated that the artistic renderings as they apply to color would be presented to Walgreen's for approval; the construction documents would be prepared from the approved renderings.

Mr. Kirkpatrick, Board Engineer, inquired about landscape screening on Union Valley Road. Mr. Murphy replied that a 30-foot screen was proposed to block the loading dock on Union Valley Road. A Board member questioned whether there would be paving from the site to Union Valley Road. Mr. Drew advised that there was another application, Quik Chek, on file with the Zoning Board of Adjustment, and it is intended that both sites are coordinated. Mr. Murphy noted that applicants of both sites are using the same architect and engineer firms, so that coordination will be assured.

The Board discussed flow of traffic to and from the site and along Union Valley Road. Mr. Castronova inquired whether other colors were considered for the building, and Mr. Murphy replied that red brick was Walgreen's signature color. He also noted that the original color scheme has developed into a more pleasing palette with the revised renderings.

Mr. Weisbecker questioned the applicant's professionals about possible deviations from the renderings being presented. Mr. Murphy noted that most towns are not interested in the type of details being discussed by the Board. He further stated that the renderings presented would be testified to and entered into evidence. Mr. Weisbecker again expressed concerns about potential deviations from the design. Mr. Murphy opted that Walgreen's may ask for changes from the designs presented, and he will advise them that it will delay the application process. Mr. Perry addressed the Board and stressed that Walgreen's has been apprised of the need to abide by the plans presented. He stated that the Bannett Group are the architects and general contractors and will assure that there are no deviations.

Mr. Drew inquired about the bottom two elevations, and the material being used for siding. Mr. Harraka questioned the architect about the roof elevations, to which the architect replied that the roof was lower in the rear to allow for drainage. Mr. Murphy reviewed the Union Valley Road view of the site. Mr. Drew advised that a line of sight from Union Valley Road, First Avenue and Ridge Road be included with the submitted plans, in addition to the location of the mechanicals, to which Mr. Murphy replied in the affirmative. Mr. Drew also noted that he had been to the site with the Township's landscape architect, Michael Hakim, and it was determined that the vegetation that exists should remain.

The streetscape design was reviewed for the Board by Mr. Murphy. It was noted that an attempt had been made to incorporate the Township's streetscape plan with the proposed site. Sidewalks were discussed, as well as brick pavers versus stamped concrete for the walkway and drive areas. Upon questioning by the Board regarding lighting, Mr. Murphy replied that the lighting proposed would be a uniform distribution of "white" light, in a shoebox design. Mr. Weisbecker inquired about decorative lighting that would conform more to the streetscape plan. Mr. Murphy replied that none of the lighting is currently uniform in this section of the Township, and that decorative lighting creates illumination problems. The Board expressed concern about the lighting effects on the surrounding properties, and the aesthetic appearance of the lighting. Mr. Kirkpatrick, Board Engineer, advised that the lighting along the street would have to comply with the approved streetscape plan, but with the approved structure on the proposed Walgreen's site. Mr. Murphy outlined the type of lighting for the parking lot, noting that 3 lights will be directed to the lot. When asked about spotlights on the building, Mr. Murphy replied that there would be no spotlights on the building.

Mr. Drew inquired whether any trees would be removed, noting that the trees along Ridge Road were recently planted; Mr. Murphy replied that no trees would be removed. When asked by a Board member about the estimated starting date, Mr. Murphy replied that construction would begin as soon as approval is received.

Ms. Tallaksen, Board Chair, inquired about the request for an Environmental Impact Statement Waiver. Mr. Drew reviewed for the Board the Environmental Commission's examination of the applicant's request and their recommendation that the waiver be denied and a limited EIS be required for submission by the applicant. He discussed the Commission's concerns about stormwater runoff and water quality, and that no

methods were being proposed by the applicant to address these issues. The Environmental Commission noted that the runoff flows directly into a tributary of Belcher's Creek, and potential impact on water quality needs to be addressed.

The applicant's engineer stated that they are not obligated to complete an Environmental Impact Study as the site was existing and did not represent significant development. When asked by a Board member what they are proposing, Mr. Murphy replied that there would be an upgrading of the conveyance system, which would be eco-friendly and would prevent garbage from entering in to the drainage. Mr. Kirkpatrick, Board Engineer, stressed that the Township is committed to cleaning up water, and that approved regional water quality procedures must be implemented. Mr. Murphy replied that unless an ordinance is in place requiring the study to be submitted, it would create a financial hardship. He further stated that they are complying with DEP regulations. Mr. Drew stated that the Township has received monies from the NJ DEP to improve water quality on Belcher's Creek, and the public is committed to addressing water quality. Mr. Weisbecker stated that the Planning Board will stand behind the Environmental Commission on this issue. The Board reiterated their concerns and voiced concurrence with the Environmental Commission's recommendation. When asked for clarification on what the Board is requiring, Mr. Drew replied that an assessment is needed. When the applicant's engineer asked about remediations for parking area runoff pollution, Mr. Kirkpatrick suggested a device that would remove suspended solids and other items before flowing off site. Mr. Murphy inquired if a device could be included in the plan, thereby eliminating the need for an E.I.S. study, and additional money being expended by the applicant. Following discussion, the Board determined that a limited E.I.S. must be submitted by the applicant.

Motion made by Philip Weisbecker, seconded by Thomas Harraka, to deny the request for an EIS [Environmental Impact Statement] Waiver and require the applicant to submit a limited Environmental Impact Statement as recommended by the Environmental Commission.

On roll call vote: Yes - Steven Castronova, Clinton Smith, Kurt Wagner, Philip Weisbecker, David Volpe, Thomas Harraka, Leslie Tallaksen
No - None

MISCELLANEOUS

Zoning Board Annual Report

Mr. Drew reviewed the Zoning Board of Adjustment Annual Report, noting that the document is a good indication of certain trends in the applications received by the Planning Department. He observed the problems that occur with the LR-Lake Residential Zone and the Planning Board's concern that the character of the lake communities are being destroyed. Mr. Drew also noted that problems still exist with zoning, that the lots usually are not 20,000 square feet, and residents must seek a variance for most improvements. Standards should reflect the average lot size of about 10,000 square feet. When questioned about the average square footage, Mr. Drew stated that this figure was determined following a complete analysis of tax records several years ago. He advised that the Planning Board needs to address this with the lake communities. The Board discussed several matters relating to the report.

Mr. Kirkpatrick, Board Engineer, left the meeting at this time.

Fence Ordinance: discussion of Draft amendment.

Mr. Weisbecker inquired about the proposed fence ordinance and the notes on color. He stated that the color should be consistent. Mr. Wagner, Building Official, stated that maintenance is the problem. Mr. Drew commented on recent fence issues that have arisen, and stated that the Board needs to address certain issues without being too restrictive. Mr. Harraka suggested having architectural review committees that exist in

other towns. After the Board discussed the matter, Mr. Drew opined that a review committee might not be acceptable to everyone.

Mr. Castronova left the meeting at this time.

A Board member suggested a fence committee, but members deemed it too restrictive. Mr. Wagner noted that the current ordinance is too vague. Mr. Drew stated that the property maintenance code addresses maintenance and the Zoning Officer is the enforcer of the ordinance. Mr. Weisbecker asserted that the fence ordinance should state consistent appearance and color.

Master Plan Sub Committee

A meeting will be arranged for the following week with the sub committee members.

MINUTES

Approved at the Regular meeting preceding this Workshop.

ADJOURNMENT

Motion by Philip Weisbecker and a second by Kurt Wagner to adjourn the Regular meeting of the West Milford Planning Board at 10:56 p.m. On a Voice Vote, all were in favor.

Approved: September 6, 2007

Respectfully submitted,

Tonya E. Cubby
Secretary