

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**January 4, 2007
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 8:04 p.m. with the reading of the legal notice and Pledge of Allegiance.

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Philip Weisbecker. Alternates: Thomas Harraka, David Volpe. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Absent: Kurt Wagner.

Chairman appointed Mr. Harraka to sit for Mr. Wagner.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

WEST MILFORD TOWNSHIP MUA
Site Plan Waiver #0620-0273W
Block 6401; Lot 6.02
15 Lincoln Avenue; R-1 Zone

Dennis Karakos, PE, Cerenzio & Panaro, P.C., 171 Woodport Road, Suite B, Sparta, NJ represented the applicant.

William Drew, Planning Director, explained that the applicant proposed to make improvements to the existing Birch Hill facility, which serviced the Lincoln Hill Senior Housing complex. Mr. Karakos outlined the project and the need for the improvements. He noted that a light on the exterior of the building would be directed down and shaded and that the applicant would install a motion sensor on it. He also noted that the area would be enclosed with a chain link fence. In response to questions from the Board, Mr. Karakos further explained how the treatment facility operated and how the waste would be removed. In response to concerns of the Board regarding the safety of the facility, Mr. Karakos indicated that he would invite a representative of the manufacturer, Water Remediation Technology, to a future meeting to explain the operation of the facility. Board members requested the Township Environmental Commission review the matter. They noted that if the Commission had any concerns or issues the matter would be referred back to the Planning Board for further consideration. Mr. Karakos advised that, if possible, he would have a representative of the company present at the next meeting of the Environmental Commission.

There were no members of the public wishing to speak on this application.

MOTION made by Steven Castronova, seconded by Philip Weisbecker, to approve the application conditioned upon a favorable report being received from the Township Environmental Commission; that a motion sensor be installed on the exterior light; that the color of the building exterior blend in with the surrounding area; and, that the building be completely enclosed, and an alarm installed.

On roll call vote: Yes - Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Philip Weisbecker, Thomas Harraka, Michael Tfank.
No - None
Present - James O'Bryant,

APPLICATIONS

NEW YORK SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELEES (LARSEN ROAD)
Preliminary & Final Site Plan #0620-0268AB
Block 11401; Lot 8.05
Larsen Road; LR Zone

COMPLETE: 12-13-06
DEADLINE: 03-17-07

Overview of application provided by William Drew, Planning Director.

PIONEER BAR & GRILL, INC.
Preliminary & Final Site Plan #0620-0270AB
Variance #0630-0762
Block 2801; Lot 2
350 Warwick Turnpike; NC Zone

The owners of the subject property were present. Overview of application provided by William Drew, Planning Director.

RICHARD SLIFER
Preliminary & Final Site Plan #0620-0260AB
Block 15701; Lot 34
5 Allison Avenue, HC Zone

Overview of application provided by William Drew, Planning Director. The applicant, Richard Slifer, was present.

The Chairman excused himself and Ms. Tallaksen assumed the Chair.

MASTER PLAN SUBCOMMITTEE

Meetings of subcommittee to be scheduled to review and discuss the Highlands Draft Master Plan.

MINUTES

MOTION made by Philip Weisbecker, seconded by Douglas Ott, to approve the minutes of the December 7, 2006 work meeting. On voice vote all eligible members voted in the affirmative.

ORDINANCES REFERRED – None.

MISCELLANEOUS

Highlands Draft Master Plan: William Drew provided an overview of the Highlands Council Regional Master Plan. He outlined the proposed schedule of public hearings and the comment period. Mr. Drew provided a breakdown of the Pre-Conformance and Conformance requirements, which must be taken by the Highlands Council and the local municipalities in order to complete the Master Plan process. Mr. Weisbecker recommended that the Planning Board members compose a list of resolutions that could be adopted by the Township Council for forwarding to the various State representatives outlining the Township's position on this matter. He also suggested that a meeting be scheduled in the Township with the Highlands Council.

Eminent Domain: James O'Bryant requested the Township Council write the Attorney General in support of the State Supreme Court finding. Mr. Drew advised that the Board Attorney had advised that this was not necessary, as the Court has already rendered its decision regarding the use of eminent domain for open space purposes.

Special Meeting: William Drew advised that there would be a special meeting of the Board to discuss the possible appeal of the Court's decision with regard to the Valley Ridge matter.

League of Municipalities: William Drew advised of proposed legislation regarding the time of decision on development applications. Matter to be further discussed at the regular meeting.

Ordinance Subcommittee: Meeting to be scheduled to review the permitted uses in the Lake Commercial Zone.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:03 p.m.

Respectfully submitted,

Grace R. Davis
Secretary