

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

Minutes June 29, 2006 REGULAR MEETING

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

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker. Alternate: Thomas Harraka. Chairman: Michael Tfank. Board Attorneys: Bryant Gonzalez, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Michael Siesta.

Planning Director, William Drew, advised that the Township Council had appointed Steven Castronova a regular member to replace Edward Orthouse, who resigned.

Chairman, Michael Tfank, appointed Mr. Harraka to sit for absent member.

PUBLIC PORTION

Eleanor Decker, Lincoln Hill Senior Housing, addressed the Board on behalf of the residents of the facility. She requested that sidewalks be installed from the senior housing complex to the Shop Rite Shopping Center. Ms. Decker noted that the seniors needed a safe place to walk to shopping.

The Planning Director advised that the Township had applied for a grant to construct the sidewalks; however, it was not approved. He further noted that the Township is aware of the need for the sidewalks and will continue to pursue other funding sources.

SITE PLAN WAIVER APPLICATIONS

AWISCO CORP.

Site Plan Waiver #0620-0246W

Block 6002; Lot 36

26 Industrial Drive; LMI Zone

Matter carried as the applicant was not present. Planning Director, William Drew, to contact applicant as to the status of this matter.

APPLICATIONS

KERRY GREENE

Preliminary Subdivision #0110-1910

Bulk Variance # 0130-0501

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Request for time extension

Alan D. Goldstein, Esq., Nusbaum, Stein, Goldstein, Bronstein & Kron, 20 Commerce Boulevard, Succasunna, NJ. advised that his client, Braemar at West Milford, had purchased the property in question from Kerry Greene. Mr. Goldstein requested an extension of the preliminary approval. He noted that a final subdivision application had been filed and the applicant was in the process of providing additional material requested by the Board's consultants.

Mr. Marchiafava testified that he had sold lot 7.01. He noted that the new owner was apprised of the proposal before the Board. In response to concern raised by the Board regarding the existing pine trees along Route 23 Mr. Marchiafava stated that every effort would be taken to retain the trees.

Mr. Drew noted that testimony indicated that the retaining wall and driveway would be moved further north into the site to protect existing trees. As part of the submission of revised plans details would have to be provided to assure that the trees were adequately protected from disturbance. In response to concern regarding the aesthetics of the area the Board requested that the Landscape Architect be review the revised plans to assure that the trees will not be disturbed.

In response to questions from the Board, Mr. Marchiafava stated that no vehicles would be parked in front of the building over night.

Mr. Kirkpatrick inquired if the applicant intended to design the stormwater on the site to comply with the new Stormwater Management Ordinance. Mr. Gonzalez advised that if the ordinance were in effect then it would apply to this application. Mr. Gloor requested a copy of said ordinance. Mr. Kirkpatrick requested that a statement be included on the revised plans as to how the applicant complied with the ordinance.

In response to a question from Mr. Drew regarding the height of the fence around the impoundment area, Mr. Ochab advised that a variance was being requested for the height of the fence in a front yard. He noted that there is no view of the fence from a public right-of-way and that it will be a galvanized chain link fence.

The meeting was opened to the public and as no members of the public wished to speak the Board closed the public comment portion of the hearing.

Due to the number of changes proposed to the plan the Board Engineer suggested that the Board carry the matter to the next meeting to permit the applicant to submit revised plans.

The applicant granted the Board a 30-day time extension and the matter was carried to the July 27, 2006 Planning Board meeting with no further notice required.

MICHAEL ZUPP
Minor Subdivision #0610-1977
Variance # 0630-0734
Block 12110; Lots 6 & 17
463 Germantown Rd. & 9 Martha St.; R-2 Zone
Relocation of lot line

COMPLETE: 04-26-06
DEADLINE: 08-24-06

The applicant, Michael Zupp, 58 Circle Boulevard, Newfoundland, NJ and Kent Rigg, PE, PP, 63 Sicomac Avenue, Midland Park, NJ appeared before the Board.

Mr. Zupp testified that he proposed to modify the property line between him and his neighbor so as to correct some encroachment issues.

Mr. Rigg explained that the purpose of the application is to subdivide 3,257 square feet from Lot 6 and annex the same to adjacent Lot 17, resulting in Lot 17 increasing in area from 11,167 square feet to 14,424 square feet. He noted that Lot 17 is developed with a single-family residence and lot 6 currently has a house under construction. He noted that no additional construction was proposed. He further noted that access to Lot 6 would be through Martha Street, an unimproved road, for which a variance was received from the Board of Adjustment. There is currently an Easement for Ingress and Egress on Lot 6 for access to Lot 17. Without this easement Mr. Rigg noted that the owner could not access his garage. The proposed adjustment would eliminate this easement.

Mr. Rigg further advised that the septic system for Lot 6 is located on Lot 17. This adjustment would move the septic system to the property being conveyed to Lot 6 and remove that encroachment. It would also correct a shed encroachment. He noted that this transfer of land, which was historically used by the owner of Lot 6, would improve an existing condition.

Notice dated May 22, 2006 advising that Ralph and Mary Coppola are applying for a General Permit #1 for the replacement of existing bulkhead adjacent to State open water (Greenwood Lake) for property located at 30 Rocky Point Road; Lot 3512; Lot 10.

Copy of letter dated April 25, 2006 from William G. Dressel, Jr., Executive Director, the New Jersey State League of Municipalities to Lisa Jackson, Commissioner, Department of Environmental Protection requesting that he be included in any discussions with representative of the Highlands towns regarding the impact of the Highland's Act on real estate values and quality of life issues.

Notice dated March 12, 2006 advising that Rui Filipe is applying for a Letter of Interpretation for property located at 734 Macopin Road, Block 14001; Lots 11 and 12.

Notice dated May 25, 2006 advising that Stacey Gould is applying for a General Permit for the installation of a subsurface sanitary disposal system on property located at 16 Rosemont Avenue, Block 11302; Lot 34.

Memo dated June 13, 2006 from the Zoning Board of Adjustment regarding maintenance of the wireless telecommunications facility at the Apshawa Firehouse; testimony regarding tower strength.

Petition dated June 11, 2006 from residents of the Lincoln Hill Senior Housing Complex requesting the installation of sidewalks from the complex to the Shop Rite Shopping Center.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

The following correspondence was received and filed:

Notices that the following applicants have applied for a Highlands Applicability Determination:

Mary Barrett, 2001 Clinton Road, Block 807; Lot 4.

Thomas Santiago, Rockburn Pass, Block 5011; Lot 7

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2. Additional material submitted.

Vincent Lanza, 783 Macopin Road, Block 12110; Lot 5.01.

Vincent Lanza, 775 Macopin Road, Block 12108; Lot 1.

Determinations from the DEP regarding the following applications:

Omnipoint Wireless Telecommunications, Center Island Route 23, Block 14102; Lot 1. Exempt. Water Quality Management Plan – Not Addressed.

Village on Ridge (Section II), Ridge Road, Block 5203; Lots 1-14, 19-30; Block 5204, Lots 2-15; Block 5205; Lots 1-9; Block 5202; Lot 12, 6. Clarification received on limitation imposed on construction work.

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2. Technically incomplete.

Charles Russo, Layton Road, Block 1903; Lot 11. Exempt. Water Quality Management Plan – Consistent.

John Macellaro, Maple Road, Block 10817; Lot 4. Not Major Highlands Development. Water Quality Management Plan – Consistent.

Robert Coyman, Browns Point Plaza, 1975 Greenwood Lake Turnpike, Block 3610; Lot 26. Exemption #4. Water Quality Management Plan – Inconsistent.

Shiloh Bible Camp, Inc., 753 Burnt Meadow Road, Block 6002; Lot 47. Exemption #6. Water Quality Management Plan – Inconsistent.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:59 p.m.

Respectfully submitted,

Grace R. Davis
Secretary