

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**June 8, 2006
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 7:32 p.m. with the reading of the legal notice.

ROLL CALL

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker (Arrived late). Alternates: Steven Castronova, Thomas Harraka. Chairman: Michael Tfank. Planning Director: William Drew, P.P.

Absent: Edward Orthouse. Principal Planner: Linda Lutz, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes

Chairman appointed Messrs. Castronova and Harraka to sit for the absent members.

PUBLIC PORTION

As no one wished to speak, a **MOTION** was made by Steven Castronova, seconded by Leslie Tallaksen, to close the public hearing. On voice vote all were in favor.

APPLICATIONS

JACK AND GERALDINE LIPARI
Amended Minor Subdivision #0610-1936
Variance #0630-0534
Block 5306; Lot 4.02
42 Lone Pine Lane, R-4

COMPLETE: 06-02-06
DEADLINE: 09-30-06

The applicant, Jack Lipari, was present. William Drew, Planning Director, provided an overview of the application.

MASTER PLAN SUBCOMMITTEE

Planning Director, William Drew, provided an overview of a meeting at which the County consultant conducted a public presentation on visioning for the Township. He noted that a second meeting was scheduled for June 15th. Mr. Drew explained the process used by the consultant and invited the members to attend the next meeting. Members suggested taping the meeting for future viewing by a larger group of residents. Mr. Drew to confer with consultant on possibility of taping the meeting.

Michael Tfank noted that the students and teachers who participated in the Master Plan process would be at the June 14th Council meeting to present their work.

MINUTES

MOTION made by James O'Bryant, seconded by Steven Castronova, to approve the minutes of the May 4, 2006 work meeting. On voice vote all eligible members voted in the affirmative.

MISCELLANEOUS

Minor Site Plan Regulations: Discussion on need for public notice. William Drew discussed the requirements for filing a minor site plan, particularly with respect to the

need for public notice. At present, the applicant is required to notify the neighbors within 200 feet of a property. During discussion some members voiced concern that residents would not be aware of changes to properties in their neighborhood. After discussion members suggested that the ordinance be amended to delete the requirement for public notice on minor site plans.

MOTION made by James O'Bryant, seconded by Clinton Smith, to amend the ordinance to delete the requirement for public notice.

On roll call vote: Yes - James O'Bryant, Kurt Wagner, Steven Castronova,
 No - Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen,
 Thomas Harraka, Michael Tfank

Planning Board By-Laws: Discussion on amendments to by-laws. Members questioned the appointing authority of the Class IV members. William Drew to verify with Township Clerk.

MOTION made by James O'Bryant, seconded by Steven Castronova, to adopt the by-laws as amended.

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

Main Street New Jersey: Guiding Design on Main Street. Article on small-city downtown from *Downtown Idea Exchange* distributed to members for their information.

Stormwater Quality Plan: William Drew advised that, as part of the new stormwater quality regulations adopted by the DEP, Planning Boards are required to adopt a Stormwater Management Plan as an Element of the Township Master Plan. Mr. Drew provided an overview of the Township Plan, which was prepared by Boswell Engineering. The plan will be on the June 29th agenda for a public hearing.

Historic Preservation Ordinance Amendment: Request from Historic Preservation Commission to consider change to permitted uses in historically designated structures. William Drew outlined the present uses permitted for historic structures. It was suggested that limited office activities be included as a permitted use under conditional uses for historic structures. Matter referred to the Ordinance Committee for review.

Historic Preservation Grant: Members briefly discussed the recent meeting held with the Historic Preservation Commission.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:04 p.m.

Respectfully submitted,

Grace R. Davis
Secretary