

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**February 8, 2007  
WORKSHOP**

**MINUTES**

Chairman, Michael Tfank, called the meeting to order at 7:33 p.m. with the reading of the legal notice and Pledge of Allegiance.

**ROLL CALL**

Present: Steven Castronova, Douglas Ott, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker. Alternate: Thomas Harraka. Chairman: Michael Tfank. Planning Director: William Drew, P.P.

Absent: James O'Bryant, Michael Siesta. Alternate: David Volpe. Consulting Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Chairman appointed Mr. Harraka to sit for Mr. O'Bryant.

**PUBLIC PORTION**

No one wished to speak.

**SITE PLAN WAIVER APPLICATIONS**

**David Carozza**

**Site Plan Waiver # 0720-0276W**

Block 905; Lot 18

665 Warwick Turnpike; LR Zone

William Drew, Planning Director, advised that this is an application to reoccupy an existing commercial building on Warwick Turnpike, the Mountain Jug Deli. There is no proposed changed to the facility or the property. He noted that the Zoning Officer had made an inspection and had no comments with regard to the condition of the property.

The applicant, David Carozza, 29 Dunham Road, Hewitt, NJ, was present and explained that he intended to keep everything the same, including the existing dock. He indicated that he may stripe the parking lot at some future time and was advised by Mr. Drew to contact the Planning Department for the proper layout.

Kurt Wagner requested that a handicap parking space be provided with the proper signage.

**MOTION** made by Kurt Wagner, seconded by Leslie Tallaksen, to approve the request for a site plan waiver conditioned on providing one ADA accessible parking space with the handicap sign.

On roll call vote: Yes – Steven Castronova, Douglas Ott, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker, Thomas Harraka, Michael Tfank  
No - None

**SUE CARD**

**Site Plan Waiver # 0720-0277W**

Block 7903; Lot 13

1470 Union Valley Road; VC Zone

William Drew explained that the applicant proposed to open a consignment shop in an existing commercial building previously occupied by the Unique Boutique.

The Board questioned the safety of parking in front of the building and noted that there was adequate parking in the rear of the property.



**NIKORN REDMERSKI**  
**Site Plan Waiver #0720-0280**  
Block 5310; Lot 2  
179 Cahill Cross Road; SCC Zone

William Drew advised that the applicant proposed to relocate his Thai restaurant to the Bald Eagle Commons shopping center, which had adequate parking.

The applicant, Nikorn Redmerski, 1808 Union Valley Road, West Milford, NJ was present and explained the renovations he proposed to the store.

**MOTION** made by Steven Castronova, seconded by Clinton Smith, to approve the request for a site plan waiver.

On roll call vote:     Yes – Steven Castronova, Douglas Ott, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker, Thomas Harraka, Michael Tfank  
                              No - None

**APPLICATIONS** – None.

#### **MASTER PLAN SUBCOMMITTEE**

William Drew noted that the subcommittee was continuing to review the Highlands Regional Master Plan. The subcommittee proposed to complete their review and finalize their findings within the next week. A report on how the Master Plan relates to West Milford Township was to be prepared for the Township Council. Mr. Drew further advised that the Highlands Council was considering a time extension to the period for comments on the plan. Mr. Weisbecker advised that the Mayor was sending a letter requesting a meeting with a representative of the Highlands Council.

#### **MINUTES**

**MOTION** made by Steven Castronova, seconded by Philip Weisbecker, to approve the minutes of the January 4, 2007 work meeting. On voice vote all eligible members voted in the affirmative.

**ORDINANCES REFERRED** – None.

#### **MISCELLANEOUS**

**Lake Commercial Zone:** William Drew advised that the staff had been researching sample ordinances to use as a guide in expanding the permitted use list in the Lake Commercial Zone. The Board requested the matter be carried to the regular meeting.

**Streetscape Visioning:** William Drew updated the Board on the status of this project. He advised that progress had been made with the County. The amendments to the plan regarding roundabouts were to be made; and the backup statistical information, which was requested, had been received. The members discussed the construction of sidewalks from Lincoln Village to the shopping center. It was noted that this is a very dangerous area and funding for these sidewalks should be pursued. It was requested that information regarding costs be obtained for further discussion at the next work meeting.

**Road Vacations:** William Drew advised that several right-of-way vacation requests had been received. He identified the roads as Linden Court, Larchmont Road and Sterling Court and presented maps showing the location of each. After discussion, the Board requested that information be obtained from the applicant as to why he was requesting the vacation and his future intention for the properties. The Board also requested that the members of the Site Plan Subcommittee conduct a site inspection.

**Highlands Draft Master Plan:** See Master Plan Subcommittee report above.

**Payment of Professional Fees:** Request from Councilman Nolan that Planning Board and Zoning Board review and approve bills prior to the invoice being submitted to the Township Council was discussed. To be further discussed at next work meeting.

**ADJOURNMENT**

Meeting adjourned by unanimous consent at 9:10 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary