

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**October 5, 2006
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 7:50 p.m. with the reading of the legal notice.

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternate: Thomas Harraka, David Volpe (Arrived Late). Chairman: Michael Tfank. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: Leslie Tallaksen. GIS Specialist: Robert Sparkes.

Chairman appointed Mr. Harraka to sit for Ms. Tallaksen.

PUBLIC PORTION

No one wished to speak.

APPLICATIONS

MARY BARRETT
Resolution No. 2006 - 27
Minor Subdivision #0510-1974
Variance #0530-0711
Block 807; Lot 4
2001 Clinton Road; LR Zone

Letter dated September 14, 2006 from applicant regarding absence/presence of wetlands.

William Drew, Planning Director, explained that Ms. Barrett had sent a letter to the Health Department regarding a determination of the presence/absence of wetlands on the subject property. In response to an inquiry to the Health Department Mr. Drew was advised that wetlands determination was not within their jurisdiction. However, he further noted that a letter had been received from the Highlands Council advising that Ms. Barrett's proposal does not rise to the level of a major development; that there are no wetlands on the property; and, that a Highlands exemption was granted.

The applicant, Mary Barrett, was present and confirmed that she received the letter and will proceed to file the required deeds to finalize the subdivision. Ms. Barrett submitted for the Board's information a copy of a notice from the Township Health Department regarding the Absence/Presence Determination Policy for New Construction, which was the basis for her letter to the Health Department.

ADDENDUM TO AGENDA

SITE PLAN WAIVER APPLICATIONS

FYODOR LTD
Site Plan Waiver # 0620-0261W
Block 7621; Lot 6
1485 Union Valley Road; VC Zone

Robert Platt, owner of the subject property, was present and testified that he proposed to change an existing office into a one-bedroom apartment. The office was formally occupied by a travel agency.

William Drew, Planning Director, and Kurt Wagner, Construction Official, reported that they had no concerns with the project provided that all necessary permit were obtained.

MOTION made by Steven Castronova, seconded by Kurt Wagner, to approve the application.

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

MASTER PLAN SUBCOMMITTEE – no report.

MINUTES

MOTION made by Philip Weisbecker, seconded by Michael Siesta, to approve the minutes of the September 7, 2006 work meeting as amended.

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

ORDINANCES REFERRED – None.

MISCELLANEOUS

Ordinance Review Committee: Planning Director, William Drew, reported that the Ordinance Committee had met and reviewed the proposed fence ordinance. They determined that some provisions could be included to insure that the aesthetics of a fence would be in keeping with the neighborhood and would not contract in terms of color and materials. A model ordinance received from the ICC, which contained items regarding fences, was also to be reviewed. The Committee will draft the proposed wording for an ordinance amendment for the Board to review at their November meeting.

2005 Open Space Acquisition: Agreement from Passaic County to fund the Westbrook Tennis & Basketball Courts and Eagle Ridge. William Drew advised that correspondence had been received from the County, which provided for an agreement for funding for the Apple Acres and Eagle's Ridge properties. In addition, there were several other properties, which have since been purchased by private individuals. An agreement to make improvements to the existing tennis courts located on Nozenzo Pond Road was also provided. Carl Richko, a member of the County Open Space Committee, was present and updated the Board on the status of the various projects.

In response to a question from the public, Mr. Weisbecker provided the status of a proposed skate park.

Main Street New Jersey: Guiding Design on Main Street. Matter carried.

Architectural Review Board: Matter carried.

ADJOURNMENT

Meeting adjourned by unanimous consent at 8:17 p.m.

Respectfully submitted,

Grace R. Davis
Secretary