

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**November 2, 2006
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 8:31 p.m. with the reading of the legal notice.

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternates: Thomas Harraka, David Volpe. Chairman: Michael Tfank. Board Attorney: Bryant Gonzalez, Esq. Planning Director: William Drew, P.P.

Absent: Michael Siesta, Leslie Tallaksen. Consulting Engineer: Robert Kirkpatrick, P.E.

Chairman appointed Messrs. Harraka and Volpe to sit for Mr. Siesta and Ms. Tallaksen.

PUBLIC PORTION

No one wished to speak.

APPLICATIONS

S&R HOLDINGS, LLC

Final Site Plan #0220-8908

Block 7621; Lot 3.02

1499 Union Valley Road; VC Zone

COMPLETE: 10-17-06

DEADLINE: 11-30-06

William Drew, Planning Director, provided a history and overview of the application.

FRANK AND CHARLES DECKER

Amended Preliminary & Final Site Plan #0620-0130

Block 6404; Lot 1.02

Greenwood Lake Turnpike; CC Zone

COMPLETE: 10-18-06

DEADLINE: 12-01-06

The applicants, Frank and Charles Decker, and their engineer, Douglas McKittrick were present. William Drew, Planning Director, provided an overview of the application.

MASTER PLAN SUBCOMMITTEE - No report.

MINUTES

MOTION made by James O'Bryant, seconded by Philip Weisbecker, to approve the minutes of the October 5, 2006 work meeting. On voice vote all eligible members voted in the affirmative.

MISCELLANEOUS

Ordinance Review Committee: William Drew advised that the committee met and reviewed various ordinances for fences. The committee discussed including language that the fence be harmonious and blend with the character of the neighborhood. A draft ordinance will be prepared for the Board's consideration.

In response to questions regarding a fertilizer ordinance, Mr. Drew advised that the Township Council had introduced an ordinance. He further noted that the Environmental Commission had reviewed the ordinance and provided comments. Mr. Weisbecker noted that the ordinance was being referred back to the Commission for further comment. Mr.

Drew advised that the Commission had not received any information regarding this, but that he would put it on the Commission's agenda for discussion at their next meeting.

Architectural Review Board: William Drew explained that this was part of a discussion by the Historic Preservation Commission to address issues of building design and character. He noted that the Commission is continuing to work on the designation of Main Street as an historic district and that this would be an aspect of any historic designation. In response to questions from the Board, Mr. Drew explained and the Board discussed the criteria for historic designation. The construction of sidewalks extending from Town Hall was also discussed.

Dunkin Donuts Property: The Board discussed concerns expressed regarding traffic flow problems associated with this site. Board members made several suggestions for resolving the situation. Mr. Drew noted that an accident report obtained from the Police Department indicated that only six accidents had been reported and most of those were internal to the site. The number and time of deliveries and pickup of the dumpster to be studied. Mr. Drew and Mr. Kirkpatrick to inspect site and review plans prior to next Board meeting.

VISIONING PLAN: William Drew advised that a draft plan had been received. He noted that references to roundabouts should be removed, as this concept was not favorably received by the public. The Board also requested additional statistical information regarding the public comments be supplied by the consultant. Copies of the plan were distributed for Board review and comment.

STREETSCAPE GRANT: William Drew advised that the environmental review was completed and approved by the DEP. The next stage is to request a release of funds. Design stage scheduled for completion in the spring of 2007. Final report from visioning sessions needed for consulting engineer to prepare plan.

PASSAIC COUNTY CORRIDOR ENHANCEMENT PROGRAM: Robert Sparkes reviewed the draft Corridor Enhancement Plan from the County and provided a summary of said plan. Mr. Sparkes noted that copies were available for Board members. He also noted that there was to be a meeting in Paterson on December 14th and that the plan was scheduled to be adopted by the County in January.

The Board discussed obtaining the services of Board professionals for the coming year.

Mr. Weisbecker thanked Mr. Drew for his presentation to the Lakes Committee. Board discussed scheduling of future meetings with committee.

A proposal to construct a canopy over the loading dock at both the West Milford and Hewitt Post Office facilities was discussed.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:55 p.m.

Respectfully submitted,

Grace R. Davis
Secretary