

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**December 7, 2006
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, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker. Alternates: Thomas Harraka, David Volpe. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E.

Absent: James O'Bryant, Leslie Tallaksen. GIS Specialist: Robert Sparkes.

Chairman appointed Messrs. Harraka and Volpe to sit for Mr. O'Bryant and Ms. Tallaksen.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

Kareem Hamoi

Site Plan Waiver # 0620-0269W

Block 18503; Lot 6

12 Oak Ridge Road; CC Zone

The applicant, Kareem Hamoi, was present and testified that he proposed to open a hair salon in a building previously used as an office. He noted that an apartment on the second floor was to remain. Mr. Hamoi further noted that the property was recently renovated and the parking area was paved and striped for eight spaces.

No one from the public expressed an interested in this application.

Mr. Hamoi was advised to obtain a permit for the sign he proposed to erect on the side of the building. Kurt Wagner advised a handicapped parking space needed to be signed and delineated and that permits would be required for any interior work.

MOTION made by Steven Castronova, seconded by David Volpe, to approve the application subject to all permits being obtained.

On roll call vote: Yes – Steven Castronova, Douglas Ott, Michael Siesta, Clinton Smith, Kurt Wagner, Philip Weisbecker, Thomas Harraka, David Volpe, Michael Tfank.
No – None

SAL ALVINO

Site Plan Waiver #0620-0271W

Block 13602; Lot 2

1850 Route 23 North; HC Zone

Sal Alvino, the applicant, was present and explained that he proposed to operate an auto repair shop on the subject property. Mr. Alvino noted that he was renting the facility, which consists of two bays and one lift. He further noted that there was adequate parking to the rear of the property for vehicles waiting for service.

Mr. Drew advised that there was no change of use and that the Zoning Officer had visited the site and found no violations. The sign will remain the same except for a change of name and phone number.

was forwarded to the County. In that letter he noted that any reference of a roundabout in the report was unacceptable and requested that it be removed. He further noted that this concept received no public support at the public visioning sessions. He also requested the statistical backup from the consultant be provided to substantiate the public response. To date no response had been received from the County. Members requested a letter be sent from the Board to the County requesting that any funds received from Township businesses as part of the County Corridor Enhancement Plan be returned to the Township.

Mr. Drew apprised the Board of a project being proposed by the North Jersey District Water Supply Commission, which is required to reforest an area equal to that which they are clearing as part of an improvement project to their facility. He noted that the Environmental Commission recommended this Community Forestry Plan be implemented as part of the Township Center Business District Streetscape Improvement Project. This project, which would provide trees for planting, would result in a savings for the Township.

Mr. Weisbecker reported that the Township Council directed the Administrator to contact the NJDOT regarding a number of intersections in the Township, which have been determined to be dangerous. Specifically, he requested background information regarding the Utopia Deli for a meeting to be held with the DOT to address the problems associated with this property.

Dunkin Donuts Property: Traffic flow problems. William Drew advised that at the request of the Board he and the Planning Board Engineer, Robert Kirkpatrick, had conducted a site inspection of the property. Mr. Drew noted that there were several discrepancies between the applicant's testimony at the time of Board approval and existing conditions. He also noted that the Police Department records indicated that, with one exception, all of the accidents involved with this property were internal to the site. During discussion several suggestions were made to improve the traffic flow and make the site safer. The Board requested a letter be sent to the property owner advising of the violations to the approved site plan and requesting the issues be corrected.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:25 p.m.

Respectfully submitted,

Grace R. Davis
Secretary