

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**December 8, 2005
WORKSHOP**

MINUTES

Chairman, Michael Tfank, called the meeting to order at 8:23 p.m. with the reading of the legal notice.

ROLL CALL

Present: Douglas Ott, Michael Siesta, Leslie Tallaksen, Kurt Wagner. Alternates: Steven Castronova, Richard Altieri. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda M. Lutz, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Absent: Joseph Elcavage, James O'Bryant, Edward Orthouse, Clinton Smith.

PUBLIC PORTION

Jennie Sweetman, reporter for the Greenwood Lake News, requested information on a grant the Township received under a Streetscape Program. William Drew advised that a federal grant for \$350,000 had been obtained for streetscape improvements to the Union Valley Road corridor. He noted that Congressman Garrett and Councilman Scangarello were instrumental in securing the funds. The details of the plan are being formulated. The concept is based on a plan worked up by the Planning Board several years ago.

Bud Schwartz, Franklin Lakes, the owner of property located on Oak Ridge Road advised he was present to obtain information on the impact of the Highlands Act on his property. He indicated that he thought that the Township should delineate the properties that impact the water quality and those which do not. He would like to expand his facility, but cannot move forward until it is determined whether the property is impacted by the Act.

As no one else wished to speak a **MOTION** was made by Steven Castronova, seconded by Kurt Wagner, to close the public portion. On voice vote all were in favor.

SITE PLAN WAIVER APPLICATIONS – None.

APPLICATIONS

STEVEN & CHRISTINE CASTRONOVA
Minor Subdivision #0510-1973
Bulk Variance #0530-0702
Block 7213; Lot 1
12 Valley View Lane; R-2 Zone

COMPLETE: 10-28-05
DEADLINE: 02-25-06

As he was the applicant, Mr. Castronova recused himself from this application. Overview of application provided by Linda M. Lutz, P.P., Principal Planner.

Mr. Castronova rejoined the Board. Mr. Kirkpatrick departed the meeting.

MASTER PLAN SUBCOMMITTEE - No report.

MINUTES

MOTION made by Michael Siesta, seconded by Douglas Ott, to approve the minutes of the November 3, 2005 work meeting. On voice vote all were in favor.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Highlands MP3 grants on redevelopment and eco-tourism: William Drew updated the Board on the progress of the study requested by the Highlands Council to identify

impervious areas of 70% or greater and the methodology by which the study was undertaken. He advised that he had met with Ross McDonald and Maryjude Haddock-Weiler from the Highlands Council to discuss the specifics with regard to the study. The intent is to incorporate this study into the Regional Master Plan to enable other municipalities to identify impervious surfaces. A PowerPoint presentation was made by Robert Sparkes showing further analysis in the impervious surface/redevelopment study for the MP3 grant.

NJ League of Municipalities – Mayor’s Advisory Regarding Water Quality Management Plan (WQMP). William Drew noted that the DEP had implemented new regulations regarding water quality. The comment period for responding to these rules was to end December 15th. He advised that there was misinformation that was provided by the DEP. For example, the mapping pertaining to West Milford was erroneous. The MUA had responded to correct these errors. It was suggested that the Board request that the time period for commenting on these regulations be extended at least 120 days to permit the Township to properly review the rules. Board authorized secretary to send letter requesting the time period be extended to allow the Board to coordinate these regulations into the work being conducted with the Highlands Council.

MISCELLANEOUS

West Milford Township Board of Education: 2005-10 long-range facility plan. At the request of the Board of Education Linda M. Lutz, P.P. and William Drew reviewed the plan. They reported that there are no proposed increases to the building facilities. The population projections indicate that the existing classrooms will be able to handle any changes in the student body. Mr. Drew noted that the Board of Education Secretary, Steve Cea, was very helpful in providing answers to their questions.

Right-of-Way Vacations: Discussion with Board concerning criteria. Matter carried.

Meeting Schedule: William Drew advised that the Township Council had scheduled their meetings on the Planning Board’s normal meeting day for the regular meeting. After discussion it was suggested that the Board move their meetings to the fourth Thursday of the month. After discussion the Board requested that the absent members be polled on their availability for that day.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:40 p.m.

Respectfully submitted,

Grace R. Davis
Secretary