

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

Minutes
July 6, 2006
REGULAR MEETING

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

ROLL CALL

Present: Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Chairman: Michael Tfank. Board Attorney: Stephen B. Glatt, Esq. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. Consulting Landscape Architect: Michael Hakim.

Absent: Philip Weisbecker. Alternate: Thomas Harraka.

PUBLIC PORTION

Barry DiGiacinto, 1854 Macopin Road, West Milford, NJ addressed the Board regarding the MUA and the pollution of Greenwood Lake.

SITE PLAN WAIVER APPLICATIONS - None

APPLICATIONS

TCR NJ/PA LAND ACQUISITION L.P.
(VALLEY RIDGE)

COMPLETE: 12-11-05

EXTENDED DEADLINE: 08-03-06

FINAL SITE PLAN #0220-0041B

Block 8002; Lot 4

Union Valley Road; R-1/PN Zone

Final site plan approval for the construction of 100 townhouses

Mr. Castronova recused himself due to a personal situation, which arose since the previous meeting.

Stephen B. Glatt, Esq., Board Attorney, explained the legal issues regarding this application. William H. Drew, Planning Director, provided a history of the proposed development.

The applicant was represented by Christopher DeGrezia, Esq., Drinker Biddle & Reath LLP, Suite 300, 105 College Road East, Princeton, NJ. The following professionals were sworn in: John Slinski, Landscape Architect; Peter Black, PE, Project Manager, Dewberry-Goodkind, Inc., 600 Parsippany Road, Parsippany, NJ; Christopher Cirrotti, PE, Manager, Site Development Group, Dewberry-Goodkind, Inc., 600 Parsippany Road, Parsippany, NJ; Bruce Englebaugh, Professional Architect, Minno & Wasko, 80 Lambert Lane, Lambertville, NJ;

and, Richard Murphy, Managing Director, Trammell Crow Residential, 10 Madison Avenue, Morristown, NJ.

John Slinski, Landscape Architect, testified as follows: He is a professional landscape architect in the State of New Jersey and qualified as to his expertise; he reviewed the Township Landscape Architect's last review letter of June 23, 2006 relating to sheet A-9 and discussed the quantity of evergreens and shade trees and the placement of same; he indicated that the area outside of the development area will be preserved; he indicated that there would be a decrease in the limit of disturbance and a preservation of the vegetation; the revisions as to landscaping will increase the undisturbed area by 2 acres; he advised that all efforts would be made to protect large trees, but it may be difficult to save all of the trees, but trees will be replaced with new planting materials; and, he

reviewed the plant list and the reviewed the location of the various plantings in conjunction with the buildings structures.

Mr. Cirrotti testified as follows: He is a professional licensed engineer in the State of New Jersey and qualified as to his expertise; he is the manager of the site development group; he reviewed in detail Exhibit A-1, the overall site plan of the project including means of ingress and egress for the development; he reviewed Exhibit A-2, another version of the site plan wherein he indicated the location of the units for affordable housing element of the project; he discussed the configuration of the buildings and the sizes of the units as well as the location of parking and number of parking spaces to be provided; he discussed drainage and grading as it applied to the development and concerns for runoff off-site and storm water management; he addressed concerns with wetlands; he addressed concerns of the public as it related to the width of the roadways upon entrance to the project as well as traffic concerns; he addressed concerns regarding the number of buildings and their density as it related to their placement; and, he reviewed Exhibits A-3 (Grading & Drainage Plan) and A-4 (Utility Plan).

Bruce Englebaugh testified as follows: He is a licensed professional architect in the State of New Jersey and qualified as to his expertise; he indicated that the applicant in developing the project sought; (1) to satisfy and accommodate the topography; (2) to respond to market conditions; and (3) respond to the economy. Mr. Englebaugh reviewed the type of townhouse units and their construction in relationship to the topography, specifically, the slopes wherein some are referred to as uphill units and others as downhill units. He reviewed Exhibits A-10, A-11 & A-12 describing the various views, elevations and facades of the proposed units. In response to inquiry, he indicated that the units were two and three bedroom units with a total of 74 units of two bedrooms and 26 units of three bedrooms for a total of 226 bedrooms.

Peter Black testified as follows: He is a licensed professional Civil Engineer in the State of New Jersey and qualified as to his expertise in the area of sewer and water system design. He reviewed Exhibit A-13, which was an aerial photograph of the project. He explained in detail how the sewage system would flow by gravity over the existing sewer at King Arthur Court. He indicated that the MUA had approved the sewage plan wherein there would be emergency standby pumping stations. Mr. Black stated that the plan meets all State of New Jersey requirements. There would be redundancy in the pumping and power systems in order to assure safety. In regards to the Water System he reviewed the aerial view of Bald Eagle and Valley Ridge projects wherein he indicated that both systems would become one system. He reviewed the fact that Bald Eagle has 2 wells with a capacity of 145 gallons per minute, whereby, if one of the wells went off line there would be a serious question if there would be sufficient supply for all of Bald Eagle. The MUA was requesting a new 145-gallon per minute well in addition to a backup well for the Valley Ridge project. He explained how the combining of both systems would be more efficient and beneficial for both developments. Additionally, he indicated that there would be an additional water storage tank constructed next to the Bald Eagle tank that would help to assure stronger and longer water flow for enhancing fire protection to both projects. In response to questions from Board members he described in detail the flow of the water system as well as the sewer system.

The matter was opened to the public and the following members of the public expressed their concerns: Doris Aaronson, 19 Bearfort Road, West Milford, NJ; Charles DeKoning, 35- C Salem, West Milford, NJ; Ross Kushner, 189 Kakeout Road, Kinnelon, NJ, representing the Pequannock River Coalition; Ron Stillman, Pheasant Lane, West Milford, NJ; Robin O'Hearn, 4 Wanaque Terrace, Ringwood, NJ, representing Skylands Clean; Beth Gamble, 493 Lakeshore Drive, Upper Greenwood Lake, NJ; Carl Richko, 9 Shepard Road, Hewitt, NJ; Terry Duffy, 188 Lincoln Avenue, West Milford, NJ; Michael Miebo, 61 Overlook Road, West Milford; Doug Trainor, Concord Road, West Milford, NJ; Andrew Gargano, 45 Apschawa Cross Road, West Milford, NJ; Chris Corallo, Bald Eagle Village, West Milford, NJ; Elizabeth Nuttycombe, Esq., McCarthy & Jennerich, 47 Orient Way, Rutherford, NJ representing Bald Eagle Village; Kathleen Caren, Quincetree Lane, West Milford, NJ; Jim Geist, 47 Bayonne Drive, Upper Greenwood Lake, NJ; Edward Spirko, 17 Hemlock Lane, West Milford, NJ; Barry DiGiacinto, 1854 Macopin Road, West Milford, NJ, Bettina Berry, 17 Bearfort Road, West Milford, NJ;

The following correspondence was received and filed:

Determinations from the DEP regarding the following applications:

Eugene Prais, 114 Dockerty Hollow Road; Block 8401; Lots 22 and 23.
Exemption #1. Water Quality Management Plan – Consistent.

Vincent Lanza, Inwood, Block 12110; Lot 3.01. Technical Incompleteness.

Vincent Lanza, Inwood, Block 12110; Lot 5.03. Technical Incompleteness.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:49 p.m.

Respectfully submitted,

Grace R. Davis
Secretary