

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**September 7, 2006  
WORKSHOP**

**MINUTES**

On absence of Chairman, Douglas Ott, called the meeting to order at 8:42 p.m. with the reading of the legal notice.

**ROLL CALL**

Present: James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Philip Weisbecker. Alternate: Thomas Harraka. Planning Director: William Drew, P.P. Consulting Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

Absent: Steven Castronova, Leslie Tallaksen, Kurt Wagner. Chairman: Michael Tfank.

Chairman appointed Mr. Harraka to sit for Mr. Castronova.

**PUBLIC PORTION**

Eleanor Decker, Lincoln Hill Senior Housing, Marshall Hill Road, West Milford, NJ, addressed the Board regarding the installation of sidewalks along Marshall Hill Road.

Linda Connolly, 278 Wooley Road, West Milford addressed the Board regarding correspondence relating to the report submitted by the hydrogeologist representing the applicant on the Greene Valley Estates project. She advised that she had reviewed the report and questioned the validity of that report.

There being no one else wishing to speak a Motion was made by Michael Siesta, seconded by Philip Weisbecker, to close the public portion. On voice vote all were in favor.

**APPLICATIONS**

**BRAEMAR @ WEST MILFORD (GREEN VALLEY ESTATES)**

**Preliminary Subdivision #0110-1910**

**Bulk Variance # 0130-0501**

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Review of Proposal for Services (Letter of Agreement) for Environmental Consulting Services for well pumping analysis submitted by TRC Raviv Associates, Inc.

William Drew, Planning Director, explained that a consultant had been hired to review the plans and technical reports submitted by the applicant as to the availability of water. Upon completion of the pump test a report was submitted and forwarded to the consultant for his review. The response, however, did not sufficiently address the Board's or the neighbor's questions. Therefore, a proposal was sought from TRC Raviv Associates to perform a review of the report submitted by the applicants. This report is to be paid for through the applicant's escrow funds.

Robert Kirkpatrick, Planning Board Engineer, noted that the report needed clarification. He further noted that the scope of services should provide a time estimate for the project. Mr. Kirkpatrick also noted that the applicant should provide all the technical data collected by his expert to the Board's consultant for their review.

Mr. Drew explained that the consultant would review the report submitted by Maser Consultants regarding the results of the pumping test; review the questions posed by the adjacent property owner; discuss the findings verbally with the Planning Department and,

if requested, would document the findings in a written report; and the principal reviewer, if requested, would attend one or more meetings of the Board to discuss their review of the report and answer any related questions.

After discussion the Board recommended an estimated not to exceed amount and a completion date for the proposed services be provided by the consultant. In order to protect the Township the Board also requested that the applicant, Braemar @ West Milford, be identified as the client and that all expenses incurred were to be paid by the applicant.

Kenneth Eberle, a representative from the applicant, Braemar, was present and assured the Board that any costs associated with the review would be covered by the applicant. He indicated that he wants to see the matter resolved as soon as possible. Mr. Eberle also stated that his consultant would provide any information required by the Board's consultant.

Mr. Drew indicated he would have TRC Raviv Associates submit a not to exceed amount and an estimated time of completion. Matter to be scheduled for the September 28, 2006 regular meeting.

#### **MASTER PLAN SUBCOMMITTEE**

It was noted that Michael Siesta had been appointed to fill the vacancy created by the resignation of Edward Orthouse.

**MINUTES** – There was no August workshop meeting.

#### **ORDINANCES REFERRED**

**Lawn Fertilizers:** Ordinance referred from Township Council for recommendation. Matter referred to Ordinance Committee for their review. Meeting to be scheduled.

#### **MISCELLANEOUS**

**Main Street New Jersey: Guiding Design on Main Street.** William Drew advised that he has been attending the State conducted Main Street New Jersey program, which is paid for through the Highlands Council. He noted that this is a yearlong program consisting of four two-day seminars. The purpose of the program is to demonstrate how to maintain and keep vital the main streets of New Jersey. Mr. Drew reported on the first two meetings, which focused on commercial districts and how to obtain the cooperation of property owners to upgrade their properties. Robert Sparkes provided a visual presentation of various commercial areas of the Township.

**Visioning Sessions:** CBD Streetscape Project. Mr. Drew noted the final report of the consultant had not been received.

**Architectural Review Board:** Matter carried.

#### **ADJOURNMENT**

Meeting adjourned by unanimous consent at 10:05 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary