

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**April 6, 2006
WORKSHOP**

MINUTES

Vice Chairwoman, Leslie Tallaksen, called the meeting to order at 7:35 p.m. with the reading of the legal notice.

ROLL CALL

Present: James O'Bryant, Michael Siesta, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker. Alternates: Steven Castronova, Thomas Harraka. Planning Director: William Drew, P.P. Planning Board Engineer: Robert Kirkpatrick, P.E.

Absent: Edward Orthouse, Douglas Ott, Clinton Smith. Chairman: Michael Tfank. Principal Planner: Linda M. Lutz, P.P. GIS Specialist: Robert Sparkes.

Ms. Tallaksen appointed the alternates to sit for absent members.

PUBLIC PORTION

Donald Partington, 572 Snake Den Road, West Milford, NJ addressed the Board regarding a fence ordinance. He submitted pictures of a nuisance fence erected by a neighbor along his property line and suggested the Township Ordinance should be updated to address basic standards for fences. He also submitted sample ordinances from other municipalities for the Board's consideration.

Eric Hastings, the Council appointee to the Greenwood Lake Commission, addressed the Board regarding best management practices. He delineated an area, which drains into Greenwood Lake and requested that a copy of any building permits and plans filed for that area be forwarded to the Commission for their review. The Board advised that all files are available for review in the Planning Department. After discussion it was suggested that a meeting be held with the Planning Director to work out an agreement.

SITE PLAN WAIVER APPLICATIONS

WOODWARD BALL &N CORINNE BALL

Site Plan Waiver #0620-0239W

Block 16005; Lots 8 and 9

25 Paradise Road; LMI Zone

The applicant, Woodward Ball, 6 Greenwich Street, Riverdale, NJ, was present along with his attorney, Stephen Ross, Esq., 52 Main Street, Hackensack, NJ.

William Drew advised that this is the site of the former VanDerStad Saw Mill. The applicant is proposing to reoccupy the property for his landscaping business. In addition he planned to permit other landscapers to use the yard for the storage of materials and equipment. A garage on the site will be used for vehicle and machinery repairs. Various landscaping and snow plowing materials will be stored on site. The retail sale of landscaping materials, trees, shrubs, etc. will be sold at the front of the site. The Zoning Map indicates that Lot 8 is in the R-4 Zone. The property abuts a residential area. Mr. Drew noted that landscaping activities are a permitted use. However, the outdoor storage of materials would require Planning Board approval at the time of a site plan.

Mr. Drew further advised that he and the Planning Board Engineer conducted a site inspection of the property. Mr. Kirkpatrick suggested that a plan should be submitted showing where the various activities were to take place. Also, the rental spaces should be marked on the ground so that adjacent rentals do not encroach on each other. He recommended that the driveway in be paved and that a parking layout be established. He indicated that all of these activities should be delineated on a site plan. The Board voiced concerns regarding the storage of salt and pesticides and the leakage of oil and grease from the various vehicles and equipment.

Mr. Ross advised that the applicant had contacted the DEP and would construct the proper storage facility for any salt to be stored. The main occupants of the site would be Mr. Ball and his son. He outlined the various uses intended for the site and he did not believe that any variances would be required. Under the prior occupant outdoor storage had taken place on this site for many years.

Mr. Drew advised that a site plan needed to be submitted and approved by the Board. The site does not meet the standards of the ordinance. The use does meet the standards, but only if approved by the Board as part of a site plan. The Board did not feel that the use was inappropriate, but it needed to have the proper safeguards installed.

Mr. Ross requested that the applicant be granted temporary relief to operate on the property while a site plan was prepared. The Board advised that this was not possible. They further suggested that the applicant meet with the Planning Department professionals for assistance in preparing a plan. Application withdrawn.

APPLICATIONS

MARY BARRETT

Resolution No. 2006 – 3

Minor Subdivision #0510-1974

Variance #0530-0711

Block 807; Lot 4

2001 Clinton Road; LR Zone

Letter from applicant to Planning Board regarding conditions of approval.

Matter carried as the applicant was not present.

VREELAND STORE

Block 9501; Lot 12

1383 Macopin Road

Letter from applicant regarding parking lot design and use of certain materials.

Vincent Lanza was present.

William Drew advised that Mr. Lanza was the owner of the Vreeland Store. He outlined the history of the historic site and the present condition of the structure. He noted that a site plan application had been submitted and was currently incomplete. However, the application had not moved forward due to conflicts between the Township and the Highlands regulations regarding a proposed parking area.

Mr. Lanza explained the problems he encountered with the Highlands Council and advised that one proposal was to transfer impervious coverage with a property he owns in Ringwood. He noted that he had received a letter stating that this could be done. However, it is something that had not been tried. Mr. Lanza then provided an overview of the proposed development of the property.

Mr. Lanza advised that revised plans were prepared and he was looking for guidance on how to proceed. Mr. Kirkpatrick suggested that the applicant phase the project. Applicant to meet with Planning Director on how best to proceed.

MASTER PLAN SUBCOMMITTEE

William Drew advised that the committee was trying to schedule a meeting with the County Planner to discuss sidewalk construction in the center of town. The Chairman sent a letter to the County Planner requesting he contact us with dates for a meeting.

Mr. Drew further advised that it had been determined that the wall in front of the Presbyterian Church was constructed by the County. Therefore, the County will be reconstructing the wall. A draft letter from the Planning Board Chairman to the County Engineer regarding the impact of the wall on the future installation of sidewalks along that stretch of road was read. The letter requested a meeting be set up with the Township

Engineer and Planner to discuss modifications to the proposed reconstruction plan. The Board recommended the letter be sent with some modifications...

MINUTES

MOTION made by James O'Bryant, seconded by Michael Siesta, to approve the minutes of the February 2, 2006 work meeting. On voice vote all eligible members voted affirmatively.

MOTION made by Philip Weisbecker, seconded by James O'Bryant, to approve the minutes of the February 23, 2006 regular meeting as amended. On voice vote all eligible members voted affirmatively.

MISCELLANEOUS

Highlands Council Planning Charrette: William Drew provided a report on a recent meeting that he and Robert Sparkes attended with the Highlands Council Technical Advisory Committee.

Planning Board Attorney: William Drew advised that a proposal had been submitted by a law firm in response to an RFP for a board attorney and they were scheduled to be interviewed at the March workshop meeting, which was cancelled. Mr. Drew spoke to the attorney at that time and advised him that the matter would be carried to the next meeting. Since that time there has been no contact with that attorney or his law firm. Board requested a resolution be prepared for the regular meeting appointing Mr. Kienz as Board Attorney.

Board of Adjustment Annual Report to Township Council and Planning Board: Mr. Drew noted that the findings of the report indicated that the LR Zone needed to be studied. He requested the Board review the report, which would be scheduled for the regular meeting of April 27th, at which time a recommendation could be made to the Council. It was suggested that the Board reach out to the various lake committees for their input.

Stormwater Quality Draft Ordinance: Mr. Drew noted that the Stormwater Quality Report was submitted to the County several months ago. The Township Engineer is waiting for a response to this report before preparing an ordinance for adoption by the Township Council. This ordinance, which is required by the State, would amend Chapter 17 of the Township Land Development Ordinance and would replace the existing Stormwater Management Plan.

Historic Preservation Grant: Upcoming interactive workshop with the Historic Preservation Commission, Planning Board, Environmental Commission and Township Council. Meeting scheduled for Saturday, May 13th. Requested all members attend this meeting, which will be conducted by a Historic Preservation Consultant.

Planning Board By-Laws: Discussion on amendments to by-laws. Members reviewed a draft of the by-laws and suggested several amendments. Amendments to be incorporated and prepared for the regular meeting.

Township Council Liaison: Mr. Weisbecker updated the Board on several items that were discussed at the Council meeting.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:25 p.m.

Respectfully submitted,

Grace R. Davis
Secretary