

# TOWNSHIP OF WEST MILFORD

## PLANNING BOARD

**August 5, 2004**  
**WORKSHOP**

### MINUTES

Meeting opened at 7:34 p.m. with the reading of the legal notice.

#### ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Edward Orthouse, Douglas Ott, Michael Siesta, Kurt Wagner. Alternate: Clinton Smith. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda Lutz, P.P.

Absent: Leslie Tallaksen. Alternate: Matthew DeFede. Planning Board Engineer: Robert Kirkpatrick, P.E. GIS Specialist: Robert Sparkes.

#### SITE PLAN WAIVER APPLICATIONS

**Lakeland Bank/West Milford**  
**Site Plan Waiver # 0420-0187W**  
Block 7621; Lot 1  
1527 Union Valley Road; VC Zone

Appearing on behalf of the applicant was Louis Luddecke, Executive Vice President of Lakeland Bank, Oak Ridge Road, Oak Ridge, NJ. After discussion, the Board approved the Site Plan Waiver without conditions.

**Lakeland Bank/Hewitt**  
**Site Plan Waiver # 0420-0188W**  
Block 3504; Lots 1, 4  
1943 Union Valley Road; CC Zone

Louis Luddecke, Executive Vice President of Lakeland Bank, Oak Ridge Road, Oak Ridge, NJ. appeared on behalf of the applicant. The Board expressed concerns regarding the safety of the proposed location and the traffic pattern on site. They requested the applicant submit revised plans showing the correct traffic pattern of what exists on the site, as well as alternative locations for the ATM. The matter was carried to the next meeting to be held on September 8, 2004.

**Richard Mucklow/George's Auto Body**  
Site Plan Waiver # 0420-0189W  
Block 6902; Lot 22  
1803 Union Valley Road; Zone CC and R-4

The applicant, Richard Mucklow, was present to explain his request. After discussion, the Board approved the request for a site plan waiver, conditioned on the following: the landlord enclosing and screening the dumpster used for the business (it was determined that he may use stockade fencing or chain link fencing with privacy slats); the landlord providing 10 parking spaces for the business; that parking does not block the overhead doors to the business; and that the applicant obtain all necessary building permits needed to complete this project.

#### APPLICATIONS

**VERIZON NEW JERSEY, INC.**  
**Conditional Use/w Minor Site Plan #0420-0182**  
**Variance #0430-0675**  
Block 16003; Lot 4  
45 Paradise Road; R-4 Zone

COMPLETE: 07-16-04  
DEADLINE: 11-13-04

Construction of an emergency generator enclosure.

Jeffrey D. Reynolds, Project Landscape Architect, the Reynolds Group Inc., 626 North Thompson Street, Raritan, NJ was present for the applicant.

Linda Lutz, P.P., Principal Planner, provided an overview of the application.

### **MASTER PLAN SUBCOMMITTEE**

William Drew informed the Board on the outcome of a meeting with the Recreation Committee. Report to be submitted by Renee Palermo, Recreation Director. Subcommittee working with the Recreation Advisory Board to have the Planning Board's Master Plan represent the future recreation needs of the Township.

**ORDINANCES REFERRED FROM COUNCIL-** None.

### **MISCELLANEOUS**

**DRAFT ORDINANCE:** Amendment to Chapter 17 Section 8.1 Performance Guarantees. Section B. Site Plans.

William Drew advised that the purpose of this ordinance was to ensure that site plan improvements are installed prior to the issuance of a certificate of occupancy.

After discussion the Board voted to recommend that the Council introduce the above referenced ordinance.

**DEP PERMITS FOR SEPTIC REPAIRS:** The Health Officer was not present. Board requested a memo be sent to the Township Council requesting they compel the Health Officer to provide a written policy regarding septic repair or replacement, and have the same submitted to the Planning Board not later than September 2, 2004.

**DAVENPORT/CROSS ROADS BRIDGE:** Request from Jefferson Township to close bridge. This matter had been referred by the Township Administrator to the Planning Board for review and response.

After discussion the Planning Board did not recommend the closing of this bridge into Jefferson Township. They noted that Davenport Road is a residential road that provides access to an existing neighborhood. This bridge and continuing roadway in Jefferson Township provides alternate vehicular and emergency access from Cozy Lake Road in Jefferson Township. To close this bridge would have a detrimental impact on vehicular circulation and emergency vehicular access. Therefore, the Planning Board did not recommend that the Municipal Council favorably consider this request from Jefferson Township.

**Property Maintenance:** Board discussed the need to improve the streetscape in the center of town. Installation of sidewalks, property maintenance and landscaping discussed.

**Ordinance to Establish an Office Transition (OT) Zone:** The Board discussed the referenced amendments that were proposed to create an Office Transition Zone. It was noted that the Board sent to the Council a memo on February 26, 2004 recommending that the Office Transition Zone be created; due to the pending Highlands Legislation, however, the Council tabled the recommendation. The Board requested that a memo be sent to the Council requesting them to re-consider the ordinance at this time.

### **APPLICATION PROCEDURES**

Topic involves discussion on applications for preliminary and final approvals for subdivisions and site plans for development; application review process; Planning Board hearing process; subsequent development/construction process.

The Board continued the discussion on the Application Process outline.

## Addendum to Agenda

### **MINUTES**

Motion made by Kurt Wagner, seconded by Joseph Elcavage, to approve the minutes of the July 7, 2004 meeting as amended, the July 8, 2004 regular meeting and the July 8, 2004 workshop meeting. On voice vote all were in favor.

### **ADJOURNMENT**

Meeting adjourned by unanimous consent at 9:45 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary