

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

May 26, 2022

Regular Meeting

The May 26, 2022 regular meeting of the West Milford Planning Board was opened by standing in Chairman Geoffrey Syme, held in the Township Court Room, at 7:04 p.m. with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Michele Dale, Councilwoman Ada Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, , Alt. #1 Michael DeJohn, JoAnn Blom Alt. #2, Planner (Sub) Alison Kopsco, Board Secretary Pamela Jordan

Absent: Steven Castronova, Linda Connolly, Chairman Christopher Garcia, Board Attorney Thomas J. Germinario Board Engineer Paul W. Ferriero

Late:

Michael DeJohn (Alt I) and Joann Blom (Alt 2) sitting in for absent Board members.

I. PUBLIC PORTION

The public portion was opened by Geoffrey Syme. With no members of the public wishing to address the Board, the public portion was **closed** on a **motion** by Ada Erik, with a **second** by James Rogers.

All in favor

II. APPLICATIONS

III. NEW OR ON GOING BUSINESS

Ordinance Committee:

Master Plan Committee:

Environmental Commission Greenway Subcommittee:

IV. ORDINANCES FOR INTRODUCTION

ORDINANCE 2022-028

TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY
AMENDING CHAPTER 500 ZONING OF THE REVISED GENERAL ORDINANCES TO
THE TOWNSHIP AMENDING SECTION 500-66.F ACCESSORY BUILDINGS TO PERMIT
ACCESSORY BUILDINGS IN CERTAIN LOCATIONS

Acting Chair Syme requested a history of this ordinance from Council woman Erik. Ms. Erik described the lake front communities have their accessory structures behind the house, considering the lake as the front. A garage on the Street side rather than lake side is typical for Lake front homes. This ordinance would make permitting easier for the lake front residence if the Applicant met the required setback. This Ordinance eliminates interpretation. If setbacks are not met a variance would be required.

The Memo from Jessica Caldwell, Board Planner states the Ordinance is in compliance with the Master Plan.

A **motion** was made by Ada Erik and **second** by Daniel Kochakji to **approve** ORDINANCE 2022-028 for Master Plan consistency.

Roll call vote:

Yes: Mayor Michele Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme, Michael DeJohn, Joann Blom

No:

V. ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

VI. MEMORIALIZATIONS

RESOLUTION 2022-11

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION
ORDINANCE NO. 2022-028 TO AMEND CHAPTER 500 ZONING
AMENDING SECTION 500-66.F ACCESSORY BUILDINGS TO PERMIT
ACCESSORY BUILDINGS IN CERTAIN LOCATIONS OF THE CODE OF
THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF
NEW JERSEY

A **motion** was made by Ada Eric and **second** by Michele Dale to **approve**
Resolution 2022-11

Roll call vote:

Yes: Mayor Michele Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan,
James Rogers, Geoffrey Syme, Michael DeJohn, Joann Blom

No:

VII. BOARD PLANNER'S REPORT

Alison Kopsco updated the Board stating the Highlands Council approved a grant
for the Township to do a trail Feasibility Study to see where a suitable location
would be for a greenway trail.

VIII. BOARD ATTORNEY'S REPORT

IX. BOARD ENGINEER'S REPORT

X. MISCELANIOUS

Approval of recent Planning Board professionals' invoices.

A **motion** was made by James Rogers to **approve** professional invoices and **second**
by Michele Dale.

Roll call vote:

Yes: Mayor Michele Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan,
James Rogers, Geoffrey Syme, Michael DeJohn, Joann Blom

No:

Approval of minutes from recent Planning Board meetings.

A **motion** was made by **Ada** Erik to approved recent Planning Board minutes and
second by **Daniel** Kochakji.

Roll call vote:

Yes: Mayor Michele Dale, Councilwoman Erik, Daniel Kochakji, Robert Nolan,
James Rogers, Geoffrey Syme, Michael DeJohn, Joann Blom

No:

XI. ADJOURNMENT

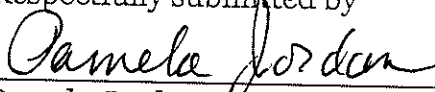
With no other matters to come before the Planning Board, Standing In Chairman
adjourned the meeting of May 26, 2022 at 7:24 PM with a **motion** by Ada Erick
and **second** by James Rogers.

All in favor

The next Planning Board Meeting is scheduled for June 23, 2022

Approved: July 7, 2022

Respectfully submitted by


Pamela Jordan, Secretary