

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**December 2, 2004
WORKSHOP**

MINUTES

Meeting opened at 7:35 p.m. with the reading of the legal notice.

ROLL CALL

Present: Joseph Elcavage, James O'Bryant, Douglas Ott, Michael Siesta, Leslie Tallaksen, Kurt Wagner. Alternate: Clinton Smith. Chairman: Michael Tfank. Planning Director: William Drew, P.P. Principal Planner: Linda Lutz, P.P. GIS Specialist: Robert Sparkes.

Absent: Edward Orthouse. Alternate: Matthew DeFede. Planning Board Engineer: Robert Kirkpatrick, P.E.

PUBLIC PORTION

No one wished to speak.

SITE PLAN WAIVER APPLICATIONS

Core States Engineering (Mobil Gas Station)

Site Plan Waiver 0420-0198W

1910 Union Valley Road

Block 6701; Lot 8 CC Zone

Replacement of the gasoline pump stations and dispensers

Planning Director, William Drew, explained that the applicant proposed to replace the gasoline dispensers and pump islands. George Mastoridis, 79 Main Street, Flemington, NJ appeared on behalf of the applicant. In response to questions from the Board he explained the safety equipment installed and the procedures employed to prevent leaks.

Motion made by James O'Bryant, seconded by Joseph Elcavage, to approve the request. Mr. Elcavage requested the motion be amended to include a condition that alarms and automatic shut-offs be installed. A vote on the application was carried to the December 8, 2004 meeting pending the applicant providing additional information on the alarm system.

APPLICATIONS

AT&T WIRELESS SERVICES, INC. (APSHAWA)

COMPLETE: 10-25-04

Preliminary & Final Site Plan #0320-0162AB

DEADLINE: 12-09-04

Block 12501; Lot 26

666 Macopin Road; R-3 Zone

Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

The applicant or his representatives were not present. Linda Lutz, Principal Planner, provided an overview of the application.

AT&T WIRELESS SERVICES, INC. (LAKELAND)

COMPLETE: 10-25-04

Preliminary & Final Site Plan #0420-0163

DEADLINE: 12-09-04

Block 14605; Lot 2

2727 Route 23; HC Zone

Request for preliminary and final site plan approval to permit the colocation of antennas on an existing telecommunications tower.

The applicant or his representatives were not present. Linda Lutz, Principal Planner, provided an overview of the application.

JACK LEVKOVITZ (VILLAGE ON RIDGE-SECTION II)
Final Subdivision #0410-1744C
Block 5201; Lots 16, 19, 20
5303 1
Ridge Road; R-3 Zone

COMPLETE: 11-22-04
DEADLINE: 01-06-05

The applicant, Jack Levkovitz, was present. Linda Lutz, Principal Planner and William Drew, Planning Director, provided an overview of the application.

HELEN & ROBERT BAKER
Minor Subdivision #0410-1970
Block 8802; Lot 52
41 Vreeland Road, R-2 Zone
Subdivide into two lots to create one new building lot.

COMPLETE: 11-24-04
DEADLINE: 01-08-05

The applicant or his representatives were not present. Linda Lutz, Principal Planner, provided an overview of the application.

MASTER PLAN SUBCOMMITTEE

Meeting of subcommittee scheduled for Monday, December 6, 2004 at 4:30 p.m.

ORDINANCES REFERRED FROM COUNCIL – None.

MINUTES

MOTION made by Kurt Wagner, seconded by Clinton Smith, to approve the minutes of the November 8, 2004 work meeting. On voice vote all were in favor.

MISCELLANEOUS

Capital Improvement Budget: Discussion on pedestrian circulation improvements for recommendation to Township Council.

The Board discussed the above referenced matter and recommended the Township initiate a comprehensive sidewalk construction program for the business districts in West Milford. It was noted that the Master Plan Subcommittee of the Board this past year discussed and identified a broad sidewalk improvement program for the Town Center and Hewitt business districts. Implementation of this plan would entail the commitment of the Township and business communities, with financial assistance from grants.

For the 2005 budget, the Planning Board focused its attention on Union Valley Road, from the Park Lane intersection to the Union Valley and Marshall Hill Roads intersection, within the Town Center Business District. It was noted that there currently are sections of concrete sidewalk installed along this portion of Union Valley Road and the Board recommended that these sections be connected to provide one continuous sidewalk. The Board requested that the Township Administrator, Planner and Engineer meet to discuss the specifics of this recommendation and that a dollar amount be determined and funded in the 2005 Capital Budget to complete this project.

Members noted that it was evident that people walked along this target area. However, without the proper improvements this could not be considered safe. Furthermore, this would be the beginning of the installation of the street improvements within the Town Center business district as envisioned in a plan prepared by Hakim Associates, Landscape Architects, in 1997. The Board further noted that since 1998 it had been making recommendation to the Township Council regarding streetscape improvements for Union Valley Road and Marshall Hill Road in the Town Center Business District. These recommendations have been based upon the concept plan prepared by Hakim Associates. The Board had anticipated that over a five-year period of time, the improvements, as envisioned on the landscape architect's plan, would be completed. This had not come to fruition.

The Board chose to recommend a less-extensive sidewalk installation project for inclusion in the 2005 capital improvement budget. They hoped that this would initiate the overall improvement plan while limiting the costs associated with the improvement. It was the board's desire to get the program started and build upon the success that would result from the completion of this initial phase.

2005 Recreational Trails Program Grant Application: Status report on submission of grant application provided by William Drew.

Brownfields: Robert Sparkes monitoring meetings of the Passaic County Brownfields Commission. Mr. Sparkes provided an overview of the program and its impact on the Township. List of Township sites to be prepared for discussion at the January Board meeting.

Highlands Act: William Drew advised that a press release had been prepared to inform residents of the impact of the legislation. Members requested that it be faxed to all newspapers on Friday. **MOTION** made by Joseph Elcavage, seconded by James O'Bryant, to release the document immediately. On voice vote all were in favor.

DEP Permits for Septic Repairs: No response received. Members suggested the Chairman contact the Mayor to request that the Health Officer attend a future meeting of the Board to answer their questions.

Tichenor House: Status of historic property discussed. Chairman advised that the County despite assurances that it would maintain the building had not done so. The roof had been breached and rain was entering the building causing further deterioration. As this is a part of the Township Master Plan the Board suggested that action be taken to compel the County to maintain the historic structure. It was determined that the matter should be placed on the regular agenda for the Board to take formal action.

Awosting Inn: Board suggested that members of the Historic Preservation Commission be invited to attend the December 8, 2004 meeting.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:50 p.m.

Respectfully submitted,

Grace R. Davis
Secretary