

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
January 3, 2013
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

In accordance with Chapter 231, Public Laws of 1975 of the State of New Jersey, adequate advance notice of this Regular Meeting was published in the Herald News. A copy has been filed with the Township Clerk's office and posted on the bulletin board in the main corridor of the Town Hall. The main meeting room is ADA accessible; special needs can be accommodated by contacting the Planning Board at (973) 728-2798. Please take note of the Fire Exits located in this room in the event of an emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, _____, Councilmember _____, _____, Geoffrey Syme.

Alternates: Michael Siesta, _____.

Board Attorney: Thomas Germinario, Esq.

Board Engineer: Paul Ferriero, P.E./John Hansen, P.E.

Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS – None.

APPLICATIONS

CARRIED APPLICATIONS

SUN YOUNG JOO

Major Soil Removal/Fill Permit #PB-05-12-05

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

Seeking: Major Soil Removal/Fill Permit approval for an existing 4-acre residential site, with approximately 14,900 s.f. of new fill brought to the subject site for the purpose of re-grading.

NEW APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2013-5

AWOSTING ASSOCIATION INC.

Preliminary & Final Site Plan and Conditional Use #0820-0320AB

Block 4105; Lot 1

Long Pond Road; LR Zone

Granted: Preliminary and Final Site Plan and Conditional Use Approval, with Conditions, for the construction of a new private lake community clubhouse.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER’S REPORT -

BOARD ATTORNEY’S REPORT -

BOARD ENGINEER’S REPORT -

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the month of October and November 2012.

MINUTES

Approval of Minutes from the September 27, October 25, and December 6, 2012 Regular meetings.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Highlands Act – Exempt #4, Water Quality Management Plan – Consistent, received from the NJDEP dated November 29, 2012 regarding Surjit Singh, 555 Warwick Tpk., Block 703; Lot 3 for the demolition of an existing automobile service station, two service bays and a small office in order to construct a new building for use as a convenience store/office, the expansion of gas pumps from two to five, with a canopy proposed for the gas pumps.
2. Notification of submission to the NJDEP of a Highlands Applicability Determination Application, dated December 10, 2012, received from E2 Project Management LLC for Verizon Wireless – Ringwood 4, for the proposed construction of a 120-foot monopole with 12 wireless antennas and a 40 x 70 foot communication facility, equipment shelter, propane generator and tank to be located at 750 Westbrook Road, Block 4701; Lot 61.
3. Notice from the NJDEP, dated December 20, 2012, regarding Braemar [at West Milford LLC]-Greene Valley Estates, Wooley Road, Block 10001; Lots 14, 19, 20, 23, advising that the proposed subdivision remains “Exempt” under the Highlands Water Protection and Planning Act, and is “Consistent” with the Northeast Water Quality Management Plan.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Notice dated December 14, 2012 from the NJDEP to Bald Eagle Village regarding the Pettet Pond Dam, NJDEP Dam File No. 22-293, finding the Operation and Maintenance Manual for the low hazard dam submitted to the DEP on November 19, 2012 to be acceptable, and advising that the next inspection is due in 2015.
2. Notice dated December 10, 2012 from the NJDEP to Forest Hill Park Homeowners Association regarding the Forest Hill Park Dam, NJDEP File No. 22-51, advising that a review of the inspection report and their existing records finds the dam to be in Satisfactory condition with minor repairs and maintenance needed, concurring with the findings of the report. All repairs and maintenance tasks are required to be completed by December 31, 2012, and regular inspection is required every two years for Class II dams.
3. No Further Action and Covenant Not To Sue Notification received from the NJDEP, dated November 28, 2012, regarding 60 Upper High Crest Drive, Block 13103; Lot 19, for the removal of one 550 gallon #2 Heating Oil UGST.

4. Extension of an Authorization for Freshwater Wetlands GP # 6 Water Quality Certificate and Waiver of Transition Area for Access received from the NJDEP, dated December 5, 2012, for Environmental Construction regarding Inwood Road, Block 12110; Lot 5.03 for the proposed construction of a single family home, with disturbance of 0.183 of an acre of isolated intermediate resource value wetlands.
5. Extension of an Authorization for Freshwater Wetlands GP # 6 Water Quality Certificate and Waiver of Transition Area for Access received from the NJDEP, dated December 5, 2012, for Environmental Construction regarding Inwood Road, Block 12110; Lot 3.01 for the proposed construction of a single family home, with disturbance of 0.006 of an acre of isolated intermediate resource value wetlands.
6. Authorization for a GP 25 dated December 4, 2012 received from the NJDEP regarding replacement of a malfunctioning septic system at 11 Bracken Road, Block 12102; Lot 7.
7. Notice of an application being submitted to the NJDEP by Careaga Engineering Inc for Surjit Singh, dated December 14, 2012, for a Freshwater Wetlands Letter of Interpretation (LOI) regarding the removal of an existing structure and construction of a new convenience store and septic system at Block 703; Lot 3, 555 Warwick Tpk, Hewitt, NJ.

CORRESPONDENCE

1. Notification dated December 6, 2012 received from the Passaic County Planning Board regarding Inserra/West Milford - Shop Rite, 25 Marshall Hill Road, Block 6303; Lot 15 & 16, advising that approval of their site plan is withheld pending receipt of revised plans for numerous curbing, sign, pavement, and striping items, copy of a filed sidewalk easement between West Milford and Inserra to replace the 2009 draft, confirmation that the Highlands Determination is still valid, and right of way access permit.
2. HEPSCD notification, dated November 27, 2012, received for Inserra/West Milford–Shop Rite Expansion, Block 6303; Lots 15 & 16, advising that the revisions to the soil erosion and sediment control plan for the revised building areas meets the standards and the plan remains certified and valid through December 31, 1014.
3. Notice from ANJEC requesting a resolution of support for the Keep It Green coalition regarding their efforts for establishment of a dedicated source of state funding for open space.
4. Notice from ANJEC regarding Capital Day to be held on January 11, 2013 at 9:30 – 12:30 at the State House Annex, Trenton, NJ.

ADJOURNMENT