

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD
WORKSHOP AGENDA**

January 6, 2011

**Immediately following the Reorganization Meeting
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 and suburban Trends. 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Douglas Ott, Geoffrey Syme, _____, _____,

Alternates: Michael Siesta, _____.

Board Attorney:

Board Engineer:

Board Planner:

PUBLIC PORTION

Up to half-hour reserved.

MISCELLANEOUS

**Draft Consistency Review and Recommendations Report – 12-23-10
Petition for Highlands Master Plan Conformance for West Milford
Township**

Sign Regulations / Ordinance

COAH Update

Zoning Changes

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Approval of the invoices submitted by the Planning Board professionals for the months of November and December 2010.

MINUTES

Approval of the minutes of the October 28, 2010, November 4, 2010 and December 2, 2010 Regular Meetings.

COMMUNICATIONS

1. Recertification of HEP File #93-P-1764, Audit #210-P-0008, SESC Plan dated 6/4/91 by Gerald Henry, received for Village on Ridge, Block 5201, 5303; Lots 16, 19, 20; 1, dated November 7, 2010.
2. Recertification of HEP File #202-P-2582, Audit #210-P-0007, SESC Plan dated 10/01/02 by Berry Associates, dated November 1, 2010.
3. Notice of Penalty Assessment and Offer of Settlement, in the amount of \$4,500., received from the County of Passaic regarding Swen Bos, 268 Wooley Road, Block 10001; Lot 18, for the improper disposal of buried asphalt, and requiring receipts from certified solid waste hauler that the material has been disposed of in a proper disposal facility. Violator is requested to comply within 30 days of the notice or request a meeting within 20 days and submission of a compliance plan, subject to approval by the Passaic County Dept. of Health.
4. Ordinance 2010-018, adopted December 15, 2010, rezoning certain parcels in the Township from R-1/PN Zone to R-4 Zone and amendment to zone district map, effective January 4, 2011.
5. Memo from the Township Administrator to State Senator Joseph Pennacchio regarding recent proposed legislation on COAH, and requesting further review and consideration based on the potential impact on West Milford and other municipalities within the Highlands preservation area.
6. Memo from the Township Administrator, dated December 14, 2010, transmitting articles from the NJ League of Municipalities magazine regarding sustainability and streetscapes and Sustainable Jersey recognition on national level.
7. Memo to the Township Administrator from the Environmental Commission, dated December 17, 2010, regarding possible donation of property by Tennessee Gas Pipeline/El Paso Gas, and recommending certain greenways properties for consideration.
8. Memo dated December 14, 2010 to the Mayor and Council and Administrator regarding a review of the Tennessee Gas Pipeline project and potential environmental impact on the Wallisch site on Lincoln Avenue, addressing various concerns of the Commission.
9. Copy of Ordinance #2010-25, adopted November 23, 2010 from the Township of Hardyston addressing Wind and Solar Energy and establishing standards.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Highlands Act – Exempt #1 – Water Quality Management Plan – Consistent, dated December 17, 2010, received for Alan and Giannella Buffalino for Block 14301; Lot 14.01, 30 Misty Lane, regarding construction of a 4 bedroom single family dwelling with septic and associated improvements.
2. Application for a Highlands Applicability Determination received on December 17, 2010 from MAP Engineering regarding Michael VanderPloeg, for Block 16005; Lot 16, Paul Street regarding construction of a single family, two story dwelling, and associated improvements.
3. Notice from the NJDEP, dated December 20, 2010, of applicant's request for Withdrawal of application for a Highlands Determination with regard to Michael VanderPloeg, Block 16005; Lot 16, Paul Street due to the application not meeting ownership criteria and the expiration of the LOI. Applicant was advised to also consult with the Div of LUR with regard to current Flood Control Act rules.
4. Notice of Administrative Completeness received December 21, 2010 from the NJDEP regarding a Highlands Applicability and Water Quality Management Plan Consistency

Determination application for the Replacement of Clinton Road Bridge over Mossman's Brook, West Milford, submitted by the Passaic County Engineering Division.

5. Public Notice from the NJDEP Division of Water Supply, received December 20, 2010, regarding Tennessee Gas Pipeline Loop 300 Project and Applications Nos. 1290D and 1291D to divert water from a series of trenches and 6 surface waters in Vernon and West Milford Township (Bearfort Waters and Monksville Reservoir). Hearing on January 3, 2011 if request for hearings are received by December 22, 2010.
6. Notice from the NJ Dept. of Transportation, Div. of Aeronautics, dated December 22, 2010, regarding an Intent to Renew An Aeronautical Facility License for Greenwood Lake Airport (A-6), a Public Use Aeronautical Facility for the Period February 1, 2011 through January 31, 2012. Comments must be received within 30 days of the notice.
7. Notice from PSE&G of application for a Statewide General Permit to cut or clear trees and other vegetation, in addition to repair and maintenance of PSE&G's Natural Gas Distribution Mains in Public Rights of Way within PSE&G's Natural Gas Service Area. Comments must be received in writing within 30 days after publication in the NJDEP Bulletin.
8. Certification of Market Value for the Green Valley Park property, Block 9901; Lot 27.01, received from the NJ DEP – Green Acres Program, dated December 15, 2010.
9. Response Action Outcome – for Apple Valley Estates, Block 9901; Lot 12 regarding Soil Blending of 8.93 Acres received from Norton Conservation Company, Inc., certifying that the remediation is completed in compliance with Administrative Requirements for the Remediation of Contaminated Site – NJAC 7:26C-6.2(c), and that post remediation soil samples were reported below the most current NJDEP Residential Soil Cleanup Criteria (June 2008). This RAO notice supercedes the RAO dated November 16, 2010 to correct administrative errors.
10. Follow-Up Notice of Violation, dated December 3, 2010, received from the NJDEP regarding 3 Momentos Inc., 374 Morsetown Road, Block 4701; Lot 38.02, in response to owner's letter of October 8, 2010 addressing violations. NJDEP investigation revealed unauthorized activities within environmentally sensitive areas requiring permit approval. NOV requires proposal for restoration of disturbed areas to pre-existing condition or application to the NJDEP Div. of L.U.R. for appropriate after-the-fact approvals.
11. Residual General Permit Authorization New, dated December 10, 2010, received for Ray Barnitt, R-D Trucking, 1874 Route 23, for a NJ Pollutant Discharge Elimination System Authorization, allowing permittee to temporarily store liquid domestic sewage sludge, domestic septage, and grease in a permanently fixed storage tank located at this facility, at a capacity not to exceed 30,000 gallons, prior to transfer to a duly approved residual management operations.
12. Notice of application from Brookside Development, LLC for Union Valley Road, Block 14601; Lots 5 & 6 for a NJDEP Letter of Interpretation to establish where regulated wetlands are located.
13. Copy of application, dated December 2, 2010, for a GP25 received for Joann Aron, 103 Gould Road, Block 10102; Lot 33, regarding repair of existing septic system.
14. Copy of application for a GP25, received December 14, 2010, for Michael Guli, 228 Ridge Road, Block 5303; Lot 5, regarding a septic alteration

ADJOURNMENT