

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

January 7, 2010

**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. 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, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Richard McFadden, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
Alternates:	Michael Siesta, Thomas Harraka
Board Attorney:	Thomas Germinario, Esq.
Board Engineer:	Paul Ferriero, P.E.
Board Planner:	Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

CARRIED APPLICATIONS – None.

NEW APPLICATIONS – None.

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD PLANNER'S REPORT

BOARD ATTORNEY'S REPORT

BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of the invoices submitted by the Planning Board professionals for the months of October and November 2009

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of the minutes of the October 22, 2009 Regular Meeting and the December 3, 2009 Regular Meeting.

COMMUNICATIONS

1. NJ League of Municipalities notice dated November 25, 2009 regarding amendments to Inherently Beneficial Uses Legislation (S-1303/A-3062) – PL.2009, c. 146, adding to its definitions *inherently beneficial uses* – one that ‘fundamentally serves the public good and promotes the general welfare,’ giving examples of hospitals, schools, group homes, and wind, solar and photovoltaic energy facilities or structures.
2. Letter from Cabana & King, LLC, regarding E-JIF (Environmental Joint Insurance Fund) and claims for Upper Greenwood Lake Beaver Dam, noting that the claim is not covered under E-JIF as no discharge of hazardous substances were made to the lake.
3. NJ League of Municipalities notice dated December 2, 2009 advising that the FCC Adopted a Wireless Tower Siting Petition, setting municipal deadlines of 90 days for action on a wireless co-location application and 150 days for all other wireless applications.
4. Letter from Passaic County Planning Board dated December 8, 2009 regarding the Jack Jaust Site Plan review, Block 16005; Lot 12, 96 Oak Ridge Road, requiring approval from Newark Watershed for the discharge of stormwater across Newark’s property, and right of way access for relocation of the driveway before Passaic County will consider the plan for unconditional approval.
5. Hudson Essex Passaic Soil Conservation District Certification of Soil Erosion and Sediment Plan, valid for 3½ years, received December 11, 2009, submitted by the NJDEP regarding the removal of the dam at West Milford Lake, Block 5708; Lot 1.
6. Notice received on December 14, 2009 from Passaic County Board of Chosen Freeholders regarding the Passaic County Community Development Block Grant Award FY 2009 – award of \$100,000. for the Marshall Hill Sidewalk Improvement Program – Phase II.
7. Letter dated December 14, 2009 from the Township of West Milford Historic Preservation Commission to Vincent Lanza regarding Block 9501; Lot 12, Macopin Road – Vreeland Store site, advising that they had no objection to the relocation of the outbuildings on the site, and requested reassembling of the structures in their new location if they come apart during the move. The Commission also advised that the paint on the Vreeland Store building has begun to peel.
8. Memo dated December 16, 2009 from Kevin Boyle, the Township Administrator, advising of a Green Team Kickoff Meeting on January 11, 2010 at 7:30 pm at Town Hall.
9. Ordinance #2009-033 of the Township of West Milford, effective January 5, 2010 establishing a Lakes Committee with 9 members for two-year terms appointed by the Township Council, to meet monthly at West Milford Town Hall for the purpose of addressing any issue that may affect lake communities, and to strive to promote and protect lakes in the Township.

HIGHLANDSWATERPROTECTION&PLANNING ACT / NJ DEP CORRESPONDENCE

1. Letter from the NJ DEP dated November 24, 2009 regarding the Township Wastewater Management Plan, advising of tools and grant money to assist in developing the plan, and requesting a Interim Plan until the Highland's Plan conformance process is complete. Also attached was a grant application and Draft Scope of Work.
2. Notice of an application received November 18, 2009 from the Roman Catholic Diocese of Paterson of an application for a GP #18 for the reconstruction of a dam at Nosenzo Pond.
3. Private Potable Well Water Analysis notification to residents in the vicinity of Lukoil 57215 – 1367 Union Valley Road, Case # 89-08-01-0906, PI ID 009903, noting that the results of sampling taken 04-28-09 showed no compounds/elements exceeding standards (Maximum Contaminant Levels).
4. Flood Hazard Area Applicability Determination – “No written flood hazard area approval is required” – dated November 18, 2009, received from the NJDEP, regarding the installation of a subsurface septic system replacement for William Thayer, 11 Glenwood Road, Block 2609; Lot 1.
5. Flood Hazard Area Applicability Determination – “No written flood hazard area approval is required” – dated December 7, 2009, received from the NJDEP, regarding the installation of a subsurface septic system replacement for John Mileski, 12 Albertine Place, Block 16201; Lot 6.
6. Notification of an intent to file a multi permit application received on December 14, 2009 for Freshwater Wetlands GP #1, Coastal GP #23, Coastal Wetlands Permit, Flood Hazard Area Individual Permit, and Water Quality Certificate for JCP&L-Jersey Central Power and Light Company with regard to Vegetative Maintenance, Utility Infrastructure, Repair and Replacement Activities in 174 municipalities and 13 counties in New Jersey.
7. No Further Action – Covenant Not To Sue letter from the NJDEP, dated December 11, 2009, sent to Claus Neppl, 361 Lake Shore Drive, Block 2402; Lot 29 regarding the removal of a 550 gallon #2 Heating Oil Underground Storage Tank.
8. No Further Action letter from the NJDEP, dated December 14, 2009, sent to the West Milford M.U.A. regarding the removal of a 550-gallon underground diesel fuel tank from the site of the Greenbrook Well House No 2., Woodland Avenue.
9. Notice of Deficiency – Remedial Action Report received from the NJDEP, dated December 21, 2009, for Alaina Scala, 3 Crest Lake Road, Block 16701; Lot 8 with regard to remediation of the site and failure to conduct a remedial investigation of ground water when required, and failure to conduct necessary site investigation of building interiors. Compliance is required within 90 days.
10. Notice of intent to apply for a NJDEP general permit submitted by Dale and Glory Bracken, 23 Spruce Point Trail, Block 505; Lot 21, received on December 29, 2009.
11. Notice of Adopted Revision with regard to the Northeast Water Quality Management Plan received from the NJDEP dated December 18, 2009 for Shiloh Bible Camp, Block 6002; Lot 47.
12. Notice of Intent To Cancel the Highlands Applicability Determination and Water Quality Management Plan Consistency Determination application dated December 28, 2009 from the NJ DEP for David Koblitz, Block 8704; Lot 26, 225 Ridge Road, for failure to submit required documents with regard to a proposed sanitary sewer connection.

ADJOURNMENT