

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

January 8, 2015

Regular Meeting

Following the annual Reorganization Meeting, Chairman Christopher Garcia opened the January 8, 2015 Regular Meeting of the West Milford Planning Board at **8:06 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance and Roll Call.

ROLL CALL

Present: Mayor Bettina Bieri, Linda Connolly, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Alternate Steven Castronova, Chairman Christopher Garcia, Board Attorney Thomas Germinario.

Absent: Alternate Michael Siesta, Councilwoman Ada Erik.

Chairman Garcia requested Alternate Steven Castronova to sit in for Councilwoman Ada Erik, and advised that a quorum was present to hold this meeting.

PUBLIC PORTION

Chairman Garcia opened the Public Portion of the meeting. With no one present wishing to address the Board, the Public Portion was **closed** on a **motion** by Glenn Wenzel and a **second** by Steven Castronova.

EXTENSIONS OF TIME – None.

MEMORIALIZATIONS

**RESOLUTION NO. 2015 –
RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD
ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST
MILFORD MASTER PLAN**

(This matter has been carried until the Township Council reviews it at their regular meeting on January 21, 2015.)

RESOLUTION NO. 2015 - 06

JACK LEVKOVITZ

(Village On Ridge-Section II)

Amended Final Subdivision Application #0510-1744D

Block 5201; Lots 16, 19 & 20; Block 5303; Lot 1; R-3

Ridge Road; R-3 Zone

Granted: Amended Final Major Subdivision approval with modification of certain conditions of prior final subdivision approvals to service the existing configured lots comprising Phase II of the project with individually constructed domestic wells, as opposed to a public water system, subject to the Applicant satisfying the requirements outlined in §470-15.1 “Water Supply and Water Quality Requirements.”

Motion was made by Steven Castronova with a **second** by Geoffrey Syme to **approve** Resolution No. 2015-06 Amending the Final Major Subdivision for Jack Levkovitz, Village on Ridge – Section II.

Eligible to Vote Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia

No: None.

Motion approved.

PRESENTATIONS – None.

NEW OR ONGOING BUSINESS – None.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Motion was made by Mayor Bettina Bieri with a **second** by Glenn Wenzel to **approve** the invoices submitted by the Planning Board professionals for services performed during the months of November and December 2014. The Planning Board **unanimously approved** the invoices for payment.

MINUTES

The Minutes from the December 4, 2014 Planning Board meeting were not available for approval at this meeting.

The following correspondence was reviewed by the Planning Board and filed:

Highlands Water Protection And Planning Act Correspondence

1. Notification of the Highlands Regional Master Plan Monitoring Program for the Northern Region on January 12, 2015, 7 to 9 pm, Sussex County Technical School Cafeteria, 105 N. Church Street, Sparta, NJ.

NJ Department of Environmental Protection Correspondence

1. Letter from Bob Martin, Commissioner of the NJDEP, dated December 17, 2014, advising that the West Milford Environmental Commission and Chairman Stephen Sangle did not receive the 2014 Governor's Environmental Excellence Award, but thanked the Commission for their efforts to improve and protect New Jersey's environment.

2. Suspected Hazardous Substance Discharge Notification from NJDEP, Case #14-12-10-1034-14, dated December 11, 2014, regarding suspected ground water contamination causing gasoline odor inside the house in response to a citizen complaint from John Lindsay, 17 St. George Street, Block 7104; Lot 10.

3. Notification from the NJDEP, dated December 17, 2014, advising of \$15 million in municipal grants being offered to bolster recycling efforts. Grants are awarded based on the 2012 recycling data, and funds are available through the State's Recycling Enhancement Act.

Miscellaneous Correspondence Received/Sent

1. Certification from the Hudson Essex Passaic Soil Conservation District, dated November 6, 2014, regarding the Soil Erosion and Sediment Control Plan for the Henion Pond Dam Rehabilitation, 256 Macopin Road, Block 12501; Lot 41.01.

2. Site Plan approval, dated December 22, 2014, received from Passaic County Planning Board, regarding the proposed West Milford Library, 1470 Union Valley Road, Block 7903; Lots 13-16. Prior to reconstruction of the driveway and the curbs being extended, a ROW access permit is required.

3. Notification from the Passaic County Planning Board, dated December 23, 2014, regarding the submission of a site plan for a new driveway for the Grace Fellowship Church, Union Valley Road, Block 9801; Lot 1, advising that approval has been withheld pending receipt of: revised drainage calculations for a 25 year storm, with tributary area map and percolation test results; waiver from Passaic County to construct a driveway with frontage on a county road when municipal road frontage exists; revised road profile with a grade no more than 2% for the first 50 feet from the property line; revised sight distance plan; revised plans with cross sections for every 100 feet of new driveway; revised plans showing required signage; revised plans with gutter flow indicated along Union Valley Road; NJDEP permit for driveway to be constructed within 300 foot buffer of a C-1 Trout Production stream; copy of the HEPSCD permit for the driveway; payment of \$5,200.40 as contribution for the County Corridor Enhancement program.

ADJOURNMENT

Prior to adjourning, Chairman Garcia advised that the January 22, 2015 Planning Board meeting may be cancelled. The Board Secretary will advise the Board via email. The Board Secretary reported that an application for a boat storage site plan submitted by 538 Lakeside Road LLC may possibly be scheduled for the February 5, 2015 meeting if the applicant submits the revised plans and documents required in order to be declared complete.

With no further business to come before the Planning Board, Chairman Garcia **adjourned** the Regular meeting of January 8, 2015 at 8:23 p.m. on a **motion** made by Andrew Gargano with a **second** by Geoffrey Syme.

Approved: February 26, 2015

Respectfully submitted by,

Tonya E. Cubby, Secretary