

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
January 8, 2015
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,
_____, _____, Douglas Ott, Councilperson
_____, _____, Geoffrey Syme.

Alternates: Michael Siesta, _____.

Board Attorney: Thomas Germinario, Esq.

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

Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS

APPLICATIONS – None.

MEMORIALIZATIONS

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

Seeking: 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.”

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.)

NEW OR ONGOING 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 months of November and December 2014.

MINUTES

Approval of Minutes from the December 4, 2014 Regular Planning Board meeting.

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