

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
February 7, 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, Douglas Ott, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme.  
Alternates: Michael Siesta, Steven Castronova.  
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**

**Township of West Milford Master Plan Re-Examination Report** – Chuck McGroarty, P.P.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**EXTENSIONS OF TIME**

**TRIPLE T CONSTRUCTION, LLC**  
**Preliminary & Final Site Plan With Bulk Variance #PB-03-11-01**  
Block 6002; Lot 29  
280 Marshall Hill Road; LMI Zone

90-Day Extension of Time for the Board to render a decision on this matter granted by the applicant's attorney Richard Saunders, Esq. on January 29, 2013.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2013-7**  
**SUN YOUNG JOO**  
**Major Soil Removal/Fill Permit #PB-05-12-05**

Block 10402; Lot 12  
55 Green Terrace Way; R-4 Zone

**Granted:** Conditional Major Soil Removal/Fill Permit approval for the prior re-grading of an existing 4-acre residential site with approximately 1.3 acres of fill, requiring the installation of stormwater and soil erosion measures as specified on the approved plans.

**NEW BUSINESS**

**Revised R.O.S.I. (Recreation and Open Space Inventory)** – Review and approval.

**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 November and December 2012.

**MINUTES**

Approval of minutes from the October 25, 2012 and December 6, 2012 regular meetings, and the January 3, 2013 re-organization and regular meetings.

**CORRESPONDENCE RECEIVED FOR THE PLANNING BOARD**

**Highlands Water Protection and Planning Act**

1. Notice of Administrative Completeness dated January 3, 2013 for a Highlands Applicability Determination and Water Quality Management Plan Consistency Determination received for Verizon Wireless–Ringwood 4, regarding a proposed wireless telecommunication facility for property belonging to Jack Levkovitz, Block 4701; Lot 61, 750 Westbrook Road.
2. Notice of Technical Incompleteness dated January 15, 2013 for a Highlands Applicability and Water Quality Management Plan Consistency Determination received for John Vitale of Twins Realty Group, regarding a proposed site plan for Burnt Meadow Road, Block 3906; Lots 9 & 10 and Block 6002; Lot 39.01.
3. Highlands Exemption #2, WQMP – Consistent, dated January 16, 2013 received for Donald and Kathleen Davies, Rockburn Pass, Block 5003; Lot 9 for the construction of a 5-bedroom single family home on 6.84 acres.
4. Notification from the Highlands Council dated January 3, 2013 approving the Township of West Milford’s request for Plan Conformance Grant Agreement Modifications and acknowledging the Township’s decision to take the “checklist –Ordinance” approach to plan conformance.

**NJ Department of Environmental Protection**

1. Notice of an application dated January 4, 2013 for a Treatment Works Approval application received from Houser Engineering LLC regarding World for Christ Crusade Inc., 1005 Union Valley Road, Block 7701; Lot 11 for the construction of an on-site wastewater treatment and disposal system.
2. Private Portable Well Water Analysis dated December 17, 2012 received for GPS Enterprises (Old School Pub) located at 551 Warwick Tpk., Block 703; Lot 3, advising that water from this well is acceptable for drinking and other domestic uses.
3. Copy of an application for a GP 25 received January 28, 2013 for Janel Gallucci, 22 Banker Road, Block 1101; Lot 24 regarding an alteration of a septic disposal system with no change in use.

### **Correspondence**

1. Notice of Public Meetings for Passaic County Parks Recreation and Open Space Master Plan received January 11, 2013.
2. Notice from the County of Passaic Department of Economic Development regarding Passaic Brownfields Meeting on January 16, 2013 at 3:00 at the Totowa Business Complex, featuring Anthony Bianchini of CPG regarding “A Sustainable Remedy for the Lower Passaic.”
3. Memo dated January 11, 2013 from the Environmental Commission to the Township Administrator and Township Council requesting consideration of adoption of a resolution supporting sustainable NJ state funding for the preservation and stewardship of open space, parks, farmland and historic sites in New Jersey.
4. Fundamentals for Effective Environmental Commissions Workshop by ANJEC, March 2, 2013, Clifton NJ.

### **ADJOURNMENT**