

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
February 23, 2012  
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, Councilmember Luciano Signorino, *Vacancy*  
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** – None.

**APPLICATIONS**

**EXTENSIONS OF TIME**

**INSERRA/WEST MILFORD, LLC (SHOPRITE)**

**Preliminary & Final Site Plan #0720-0308AB**

**Bulk Variance #0730-0793**

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

**SEEKING:** Second 1- Year Extension of Time for Site Plan Approval per N.J.S.A. 40:55D-52(a)

**PENDING APPLICATIONS**

**TRIPLE T CONSTRUCTION, LLC**

**Preliminary Site Plan #PB-03-11-01**

**Bulk Variance**

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

**Seeking:** Preliminary Site Plan and Variance Approval for rehabilitation of existing building and site to accommodate a warehouse/distribution center/office and construction storage. This application was bifurcated and prior approval was granted by the Planning Board for the boat storage portion of the site plan on October 27, 2011.

**NEW APPLICATIONS** – None.

**MEMORIALIZATIONS**

**NEW BUSINESS**

**CLOSED SESSION**

**RESOLUTION No. 2012 – 6**

- Braemar at West Milford, LLC v. Township of West Milford Planning Board and the Township of West Milford, Docket #PAS-L-5709-11.

**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 services performed during the month of January 2012.

**MINUTES**

Approval of Minutes from the September 22, 2011 and January 26, 2012 Regular Meetings and the January 12, 2012 Reorganization Meeting.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Notice received February 15, 2012 from Conklin Associates of an intent to file for a Highlands Exemption for the Awosting Association Inc. for Block 4105; Lot 1, Long Pond Road.
2. Notice received February 6, 2012 from CH2MHILL on additional information being submitted for the Existing Highlands Exemption for the 300 Line Project – Loop 325, specifically a drawing list comparison table, listing all the drawings that were submitted for this application.

**NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION**

1. Response Action Outcome received from BETTS Environmental Services Corp. with regard to Lakeland Bank, 250 Oak Ridge Road, Oak Ridge, NJ, Block 16502; Lots 3 & 4, issued for unrestricted use of a 2,000 gallon heating oil underground storage tank. The required closure and investigation activities were conducted in accordance with current regulations and no evidence of a release of petroleum product was identified.
2. Notice of Violation received from the NJDEP dated January 23, 2012 regarding Marek Wenit, 40 Old Hoop Pole Rd., Block 16704; Lot 6, for performance of unauthorized activities within a wetlands transition area, including cutting and clearing of approximately 12,250 square feet of vegetation, trees and shrubs, for the purpose of expanding a lawn area, in addition to the placement of over 70 cubic yards of soil in the cleared area. Restoration proposal plan to restore the site to the pre-disturbance condition required within 30 days to the NJDEP.

3. Copy dated February 8, 2012, received from Wander Ecological Consultants, regarding an application for a NJDEP General Permit #8 and #10A for Ken and Lisa Perry at Block 5001; Lot 4, 93 Morsetown Road, seeking approval for existing carports and driveway that were installed without permits.
4. Copy of a notice, dated February 6, 2012, that an application will be made by T&M Associates for the County of Passaic regarding an NJDEP Flood Hazard Area Individual Permit and Freshwater Wetlands General Permit #1 with reference to the Bridge Structure No. 1600-255, La Rue Road over Clinton Brook.
5. Copy of an NJDEP Remedial Action Work plan/Permit By Rule Approval, dated February 14, 2012, received for George Perrone, 37 Oak Drive, Block 16302; Lot 13, regarding the remediation of contamination from discharges of heating oil as defined at NJAC 7:14A-1.2; the approval of hydrogen peroxide will be through injection points and conducted in conformance with the submitted plan. A Remedial Action Report (RAR) is required by March 1, 2013. Site Monitoring Requirements from the NJDEP, dated February 14, 2012, requiring that baseline ground water sampling at all on-site monitoring wells be analyzed prior to placement of the Hydrogen Peroxide, and outlining the procedures for the monitoring associated with the NJDES Permit By Rule Discharge Authorization.

### **CORRESPONDENCE**

1. Notice from the NJ State Department Office of Planning Advocacy regarding six presentations and public hearings for the Draft Final State Strategic State Plan: New Jersey's State Development and Redevelopment Plan and the Draft Infrastructure Needs Assessment – including February 27, 2012 beginning at 6:00 p.m., Frelinghuysen Arboretum, Haggerty Center, 353 East Hanover Avenue, Morris Township, NJ 07962.
2. Application for the 2012 Sustainable Land Use Planning Grants for Municipalities, with a maximum award of \$15,000. provided through ANJEC, with 50% matching funds required for projects that may include land use plans, ordinances, and studies that will foster more sustainable use of natural resources.
3. Hudson Essex Passaic Soil Conservation District Certification of Plan for DeBoer Driveway by Chertacojo, 22 Madison Avenue, West Milford, Block 7801; Lot 62, certification valid for 3.5 years until July 26, 2015.
4. Notice received February 9, 2012 from Passaic County regarding the first Farmland Preservation Forum by the Passaic County Agriculture Development Board to be held on Monday, March 19, 2012 at 6:30 p.m. at the Passaic County Planning Office, Totowa, NJ. For further information call 973-569-4045.
5. Notice received on February 3, 2012 from ANJEC regarding the 2012 Sustainable Land Use Planning Grants for Municipalities with matching grants up to \$15,000.00, deadline March 30, 2012.
6. Notice received from the NY/NJ Trails Conference regarding trail maps and guidebooks available for the various regional trails.

### **ADJOURNMENT**