

**Township of West Milford
PLANNING BOARD**

REGULAR AGENDA

February 26, 2009

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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker

Alternates: Michael Siesta, Kerry Goceljak

Chairman: Andrew Gargano

Board Attorney: Thomas Germinario, Esq.

Board Engineer: Paul Ferriero, P.E.

Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATION

DRAFT STREETScape PRESENTATION – Dewberry Goodkind.

SITE PLAN APPLICATION REVIEW WAIVERS

APPLICATIONS

CARRIED APPLICATIONS

JACK LEVKOVITZ (VILLAGE ON RIDGE SECTION II)

Amended Final Subdivision #0510-1744C

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

Seeking: Time extension for filing deeds and to amend timing of conditions of approval.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD ATTORNEY'S REPORT

PLANNER'S REPORT

MISCELLANEOUS

BY-LAWS – Discussion and approval.

TEMPORARY OUTDOOR ACTIVITY PERMIT – Discussion.

SUBCOMMITTEE REPORTS

BUILDING DESIGN STANDARDS SUBCOMMITTEE

MASTER PLAN SUBCOMMITTEE

ORDINANCE SUBCOMMITTEE

BUILDING DESIGN SUBCOMMITTEE

SITE PLAN COMMITTEE

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Review and approval of 2008 invoices and 2009 invoice report for Board Professionals.

MINUTES

Approval of minutes of the January 8, 2009 Workshop, and the January 22, 2009 and February 5, 2009 Regular Meetings of the Planning Board.

COMMUNICATIONS

1. Notice received from Keyspan Services for Paulus, Sokolowski & Sartor, LLC regarding Block 3802; Lot 3, on behalf of the West Milford Municipal Utilities Authority's Individual Transition Area Waiver application for the Upgrade of Wastewater Treatment Facility Capabilities.
2. No Further Action Letter and Covenant Not To Sue received from the NJ DEP regarding Block 13701; Lot 26, 26 Navajo Trail, with respect to a 300 gallon underground #2 heating oil tank removal.
3. Notice of a Freshwater Wetlands Application and GP 25 Permit for Steve Higgins, Block 8509; Lot 15, 8 Pinecrest Trail, with regard to installation of a subsurface sanitary disposal system.
4. Notice from the Hudson Essex Passaic Soil Conservation District certifying the plan submitted as meeting Standards for Soil Erosion and Sediment Control regarding Block 6303; Lot 15 & 16, Inserra (Shop Rite) Expansion.
5. Notice of Township of West Milford 2009 Volunteer of the Year program on April 22, 2009 and requesting nominations by March 20, 2009.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Notice of Technical Incompleteness for Highland's applicability application submitted by Mr. Wonton, LLC for Block 6303; Lot 18, 1546 Union Valley Road, requesting plans or documentation with regard to calculated values for existing and proposed impervious surfaces.
2. Agency Determination – Highland's Act Exempt #2 – Water Quality Management Plan – Consistent - received from the NJDEP dated February 3, 2009 regarding Block 3608; Lot 12, Ivy Lane, for the Estate of Muriel Anderson and the construction of a single family home.
3. Notice of Intent to Cancel dated January 29, 2009 for Awosting Association, Inc. and the Minor Subdivision of Block 4106; Lot 1, received from the NJDEP with regard to Highlands Applicability and Water Quality Management Plan Consistency Determination with an attached copy of the Second Notice of Technical Incompleteness dated January 7, 2009.

4. Application notice with attachments for Highland's Applicability Determination received from Cefes Financial dated 01/14/09 regarding Block 1806; Lot 4 & 5, Magnolia Road, for construction of a single family dwelling.
5. Letter from Tibor Latincsics of Conklin Associates regarding the Awosting Association Minor Subdivision, dated February 18, 2009, objecting to the NJDEP Notice of Intent to Cancel the Highlands Applicability Determination request.
6. Notice of application for Highland's Applicability Determination received February 20, 2009 for Block 16006; Lot 1.01, 140 Oak Ridge Road, Shoebox Storage, LLC.

ADJOURNMENT