

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD
REGULAR AGENDA**

March 4, 2010

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, Linda Connolly, Christopher Garcia,
Richard McFadden, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
Chairman: Andrew Gargano
Alternates: Michael Siesta, Thomas Harraka
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

EXTENSION OF TIME REQUESTS – None.

PENDING APPLICATIONS – None.

NEW APPLICATIONS – None.

NEW BUSINESS

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION

Draft Wind Turbine Ordinance – Discussion.

Draft Sign Ordinance – Discussion.

ORDINANCES REFERRED FROM COUNCIL

BOARD PLANNER'S REPORT

Highlands Master Plan – Draft Housing Element and Fair Share Plan – Update.

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 the months of November 2009 and December 2009.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of the minutes of the October 22, 2009, December 3, 2009, and January 7, 2010 Regular Meetings, and the January 7, 2010 Reorganization Meeting.

COMMUNICATIONS

1. Letter from Andrew Abdul, local business owner, dated January 26, 2010, requesting that the Township consider permitting sandwich board signs for local businesses to advertise their business when developing a new sign ordinance.
2. Response dated February 1, 2010 from the Township Administrator to Andrew Abdul's letter, advising that the Planning Board and staff are collaborating with the Chamber of Commerce in developing a new sign ordinance.
3. Notice of deadline (March 31, 2010) for submission of applications from ANJEC regarding 2010 Smart Growth Planning Grants for Municipalities.
4. Letter received January 11, 2010 from the Passaic County Planning Board regarding a site plan for Jack Jaust, Block 16005; Lot 12, 96 Oak Ridge Road, advising that permission from Newark Watershed to discharge stormwater across their property is the remaining condition that must be complied with, and also advising that a right of way access permit is required prior to relocating a driveway on a county road.
5. Notice from the HEPSCD dated January 20, 2010 certifying the soil erosion and sediment control plan for the Nozenzo Pond Dam improvements.
6. Notice from the HEPSCD dated January 29, 2010 certifying the soil erosion and sediment control plan for the Tennessee Gas Pipeline Co. 300 Line Project.

HIGHLANDS WATER PROTECTION & PLANNING ACT/NJ DEP CORRESPONDENCE

1. Notice dated February 16, 2010 from Tennessee Gas Pipeline of application to the NJDEP for a transition area waiver, individual freshwater wetlands permit, and an open water fill permit with regard to cutting and clearing of tress or other vegetation and installation of 15.98 miles of 30 inch diameter natural gas pipeline looping on Tennessee's existing 300 Line from Wantage Township in Sussex County to West Milford Township in Passaic County.
2. Notice dated February 4, 2010 from the NJDEP to the Roman Catholic Diocese of Paterson regarding the Nosenzo Pond Dam (NJDEP File No. 22-241), requiring the submission of further information and revisions with respect to the proposed segmented retaining wall, drain plans, and various other issues in relation to the dam rehabilitation.

3. Notice dated February 11, 2010 from the NJDEP (Dam File No. 22-129) to Brian Douglas, 25 Charissa Court, regarding the Carpi Lake Dam 2009 Regular Inspection Report and the 2009 Compliance Schedule, advising that an acceptable time schedule for maintenance and repairs had been prepared, and the owner has been ordered to retain the services of a NJ licensed professional engineer to perform studies and prepare plans and specification for the implementation of the recommendations in the November 22, 2009 inspection report.
4. Highlands Act - Agency Determination – Exemption #11 – received from the NJDEP, dated February 16, 2010, regarding the Tennessee Gas Pipeline 300 Line Project.
5. Authorization for a GP#25 dated February 8, 2010 received from the NJDEP for David & Glory Bracken for a septic repair at Block 505; Lot 21, 23 Spruce Point Trail.
5. Letter from the Highlands Council, dated February 4, 2010, regarding the Township of West Milford Petition for Plan Conformance, advising that the petition was Administratively Complete, and following the required posting, the process of substantive review will begin.
6. Notice from Andrzej Soljan, dated 01-28-10, regarding application for a GP#25 to construct a septic alteration with no expansion or change in use.
7. Notice from the NJDEP received January 4, 2010 – No Further Action – Covenant Not To Sue – with regard to George Steinham, 165 Maple Road, Block 10301; Lot 1, for the remediation of the site that contained a 1000 gallon #2 heating oil underground storage tank.
8. Notice from the NJDEP received December 29, 2010 – No Further Action – Covenant Not To Sue – with regard to William Banta, 312 Germantown road, Block 14201; Lot 10, for the remediation of the site that contained a 550 gallon #heating oil underground storage tank.
9. Notice from the NJDEP to the Township Health Dept., dated December 29, 2010, regarding 555 Warwick Tpk., Block 703; Lot 3, SBP Petroleum, advising that the water sampled at this site was not acceptable for drinking water purposes.
10. NJDEP Permit for Flood Hazard Area Verification and Individual Permit issued December 21, 2009 to Elaine Kramer for 715 East Shore Road, Block 4301; Lot 11 regarding the demolition and reconstruction of a single family residence, associated septic system, and removal of a shed, in an area partially in the flood hazard area of Greenwood Lake.
11. Notice of application being made to the NJDEP for a GP #25 received February 4, 2010 from Dianna Blankes, 30 Madelyn Avenue, Block 6603; Lot 17 regarding a septic alteration with no expansion or change in use in a wetlands transition area and flood zone.

ADJOURNMENT

ADDENDUM TO AGENDA

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**MARCH 4, 2010
REGULAR MEETING**

APPLICATIONS

EXTENSION OF TIME REQUESTS

VINCENT LANZA

Minor Subdivision #0510-1976

Preliminary and Final Site Plan #0520-0219AB

Bulk Variance #0530-0718

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

Seeking: 6-Month Time Extension for Minor Subdivision and Preliminary & Final Site Plan Approvals