

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

March 7, 2013

Regular Meeting

The Regular Meeting of the West Milford Planning Board was opened at **7:33 p.m.** by Chairman Geoffrey Syme with a reading of the Legal Notice, followed by the Pledge of Allegiance and Roll Call.

ROLL CALL

Present: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Douglas Ott, Glenn Wenzel, Alternate Steven Castronova, Chairman Geoffrey Syme, Board Attorney Thomas Germinario, Board Engineer John Hansen, P.E., Board Planner Chuck McGroarty.

Absent: Robert Nolan, Michael Siesta, Councilman Luciano Signorino.

Chairman Geoffrey Syme appointed Alternate Steven Castronova to sit on the Board for Robert Nolan and noted that there was a quorum present for this regular meeting.

PUBLIC PORTION

Chairman Syme opened the Public Portion of the meeting. With no requests to address the Planning Board, the Public Portion was **closed** on a **motion** by Mayor Bettina Bieri with a **second** by Andrew Gargano.

PRESENTATIONS

Township of West Milford Master Plan Re-Examination Report

Township and Board Planner Chuck McGroarty advised the Board that the Master Plan Re-Exam document discussed at the prior Board meeting in February had been revised to reflect the changes discussed at that meeting, and also incorporated some of the material presented by Doris Aaronson. Mr. McGroarty noted that the stormwater and wastewater management comments were referred to Paul Ferreiro. He noted that the open space acquisition by the Passaic River Coalition of the Emerald Forest tract was included, as well as other revisions such as promoting ecotourism and conversion of brownfields for pocket parks. Mr. McGroarty advised that this Re-Exam Report was required by the Highlands as part of the Highlands Plan Conformance process. Following his review, there were no comments from the Board members, as well as no comments from the public.

RESOLUTION NO. 2013 – 8

RESOLUTION ADOPTING THE 2013 PERIODIC RE-EXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WEST MILFORD

Motion by Mayor Bettina Bieri with a **second** by Andrew Gargano to **approve** Resolution No. 2013 – 8 adopting the 2013 Periodic Re-Examination Report of the Master Plan and Development Regulations for the Township of West Milford.

Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Douglas Ott, Glenn Wenzel, Chairman Geoffrey Syme.

No: None.

Motion approved.

Following approval of Resolution No. 2013 – 8, Chairman Syme excused Mr. McGroarty from the remainder of the meeting.

APPLICATIONS

New Applications – None.

Pending Applications

SUN YOUNG JOO

Major Soil Removal/Fill Permit #PB-05-12-05

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

Seeking: Review and possible amendment of stormwater, drainage, and soil erosion remediation measures pertaining to the Major Soil Removal/Fill Permit approval memorialized by Resolution No. 2013 – 7 for the prior re-grading of an existing 4-acre residential site.

The applicant Sun Young Joo was represented by his engineer, Gerald Gardner, P.E., who was authorized to act on behalf of his client, addressing the Board regarding a possible amendment to the Major Soil Removal/Fill Permit that was approved on January 3, 2013 and memorialized on February 7, 2013. The required notice for this meeting was published on February 19, 2013 and notification was made to the property owners within 200 feet of the subject property, as well as the owners of Block 10401; Lot 11. Mr. Gardner provided an overview for the Board, noting that the original soil movement permit was the result of the applicant inadvertently, or illegally, bringing substantial fill (2400 yards) to the site of Block 10402; Lot 12 for re-grading purposes, and with the removal of trees, they changed the landscape dramatically from what it was when he purchased the property. Subsequently, the stormwater was leaving his property

unmanaged, and there was flooding on a neighbor's property, which the applicant is attempting to correct. He referred to the Township's Stormwater Management Plan, which states that the applicant needs to mitigate the stormwater flow to 80% for certain sized storms. At some point, a determination was made that the local storm drain system was either inadequate or incomplete when it was installed. He advised the Board that through some negotiations, Mr. Joo has agreed to replace the drainage system in conjunction with the mitigation of his own stormwater issues, and transfer some of the flow beyond the area properties. Mr. Gardner advised that he did the calculations and computer modeling, received the soil permit in January, and construction was tentatively scheduled. He noted that one of the assumptions when the pipe was sized, or located, was that the existing pipe would be adequate to handle the flow. A review of the Township files indicated that there was an order to install the pipe that they were proposing. In addition, Mr. Gardner was required to notify the neighbor at Block 10401; Lot 11 that a storm drain would be installed at the apron of their driveway, but the neighbor was not properly notified. Further analysis of the pipe was made, and Mr. Gardner provided Exhibit A of the pipe plan that depicted the current conditions. He reviewed the alternatives to the stormwater mitigation measures, with one plan requiring construction of a pipe to an existing manhole to an elliptical pipe in an easement on Lot 10 and Lot 11. Another alternative, Plan B, was to install a pipe to the ROW at Block 10401; Lot 11 (Ziegler) and create an easement in the driveway apron. Mr. Gardner discussed pipe flow, and posed the question whether the existing pipe can take the flow, and advised that he and Board Engineer John Hansen have been in discussions numerous times regarding this matter, and he has been very helpful. Mr. Gardner further noted that the existing inlets were either sized incorrectly or designed and approved before the current stormwater standards, and observed that the 25-year flood occurrence may have the water jump the curb and bypass the sewer; adding flow into the pipeline may change the conditions. Mr. Gardner stated that if Plan A is approved, the stormwater would continue to flow, based on their analysis, but advised that Plan B was the best option, to keep the pipe on the alignment that was approved, although reconstruction of the pipe in the easement may be necessary. Mr. Gardner proposed using an 18 x 30 elliptical pipe, which would be equivalent to a 24-inch round pipe, but requested input from Board Engineer John Hansen. He noted that if Option A was chosen, there would be no easement to maintain, and the water would cross the property at Block 10401; Lot 10 (Witherspoon), noting that the new pipe construction could handle the flow, although he was not sure about the existing pipe in the easement on the Witherspoon property.

Mr. Hansen advised the Board that during a major storm event, 8.5 inches of rain could fall within a 24-hour period and there were a lot of variables involved in managing stormwater. He advised the Board that his office had received the information that Mr. Gardner had presented to this Board, and his office had built their own model, including drainage areas across the street, and with a simulated 25-year storm that produces 6.5 inches of rain in a 24 hour period, determined that the manhole on the Ziegler driveway apron would result in water bubbling from the manhole, with no debris and breakage in the pipe. He noted that a mini detention would occur in the road and water would not flow into the pipe in a major storm event. Mr. Hansen further advised that a 100-year storm model created through the Witherspoon property indicates that this option would work. He noted that tree removal and easements would be required, but it was a viable option. He continued to state that the last alternative would be for the applicant, Sun Young Joo, to build a detention basin on his property, but this would not restrict the flow from coming across the road and onto the Witherspoon property. Mayor Bieri requested clarification on the basin plan, and suggested that the applicant install a catch basin and piping to address the stormwater issues, and Mr. Hansen noted that this may be a question of meeting the letter of the law or completing a mitigation plan. Mr. Hansen further commented that the connection, as shown on the plan presented by Mr. Gardner, would result in no significant impact based on his review. Mr. Gardner advised the Board that the material for the driveway apron could be discussed with the Zieglers. Several of the Board members made inquiries about the proposed revised plan with regard to flow, and Mr. Gardner stated that with the proposed plan, 95 % of the time the water would run, but during a major storm event, there could be overflow. Mr. Hansen noted that easements may be required and Mr. Gardner expressed concern about the delay in getting easements approved and suggested that the pipe be moved from the proposed location and have the existing easement adjusted so that the water would run along the north edge of the driveway instead of down the driveway. Regarding construction sequence, Mr. Hansen noted that the pipe should be built from the lower end to the higher end.

The matter was opened to the public and the following addressed the Planning Board:

Kirk Ziegler, 82 Green Terrace Way, was sworn in by Board Attorney Tom Germinario, and testified that he had spent much time reviewing the documents and plans and had arrived at his own analysis, noting that he was a professional engineer in New Jersey for 30 years, working with an environmental engineering firm. He stated five main concerns with regard to the proposed plans and the errors or omissions in the design:

1. He questioned whether the pipe can handle the capacity of a major storm event, and noted that his computations and assessment resulted in marginal capability, with a 25-year storm resulting in bubbling from the storm drain, and he expressed concern about the damage to his property that a 100-year storm event could cause.
2. He expressed concern about the lack of detail to planning and construction management in this project.
3. He stated that he and his wife had never agreed to asphalt in the apron of their driveway, and requested a paving material that is consistent with the remainder of the neighborhood.
4. He expressed concern about the restoration of his landscaping, since no plan had been submitted.
5. He inquired whether a performance bond or maintenance agreement will be required from the applicant since their actions caused this stormwater issue.

Chairman Syme inquired whether Mr. Ziegler had any suggestions for an alternative to the proposed project, and Mr. Ziegler replied that he did not review the plans for a re-design and his expertise is not in pipe design, but he wanted to see the calculations for the existing pipe, and questioned whether the pipe has been measured.

Barbara Ziegler, 82 Green Terrace Way, was sworn in by Board Attorney Tom Germinario, and testified that on January 23, 2013 she received a phone call message from the applicant's engineer, Gerald Gardner, regarding an issue with drainage, but she didn't have a conversation with him until February 11, 2013. She made arrangements to get a copy of the plans for review, but Mr. Gardner was unavailable to meet with her in his office. Mrs. Ziegler expressed concern about the construction commencing on February 15, 2013 since they had not given their permission, as stipulated in the Joo's major soil permit. She wanted to insure that the option that was used would not create any problems on her property since she never had any stormwater issues. Board member Steven Castronova clarified that she did not have runoff or stormwater problems prior to the Joo's cutting their trees and regrading their property with soil brought to the site. Mrs. Ziegler stated that she never had an issue with property damage and the pipe that was on her property was adequate for the stormwater drainage, but the bubbling from the proposed pipe has her concerned. With regard to her concerns about vegetation and plantings, Mr. John Hansen noted that often, with municipal projects, vegetation has to be moved, and respect has to be shown to the property owner for maintaining their property. As for concerns about the pipe on the Ziegler's property and its inability to handle the flow, Mr. Germinario opined that the alternative was for the Witherspoons to grant an easement for the drainage. Mr. Hansen commented that under severe conditions, the water could run along the side of the Ziegler's driveway. The Board discussed the options presented with respect to the proposed pipe and reviewed the plans with the engineers. Mr. Germinario advised the Board that the easement for the proposed pipe on the Ziegler's property will have to be prepared by the Township Attorney and there will be an agreement between the Township and the Zieglers. Mayor Bieri commented that there will be delays, no matter what option is approved, due to easements or agreement on the plans, and Mr. Germinario advised that there were legal ramifications if something is not done correctly.

Scott Witherspoon, 70 Green Terrace Way, addressed the Board, stating he has been involved in a 21-month battle with this matter and he assumed that there were a sufficient number of engineers to develop a solution, with Gerald Gardner, Jeff Houser, John Hansen, Paul Ferriero, and more recently, the Zieglers, providing their expertise. He expressed his frustration at the delays, and estimates that he has experienced about nine 100-year storms during this period. Mr. Witherspoon stated that there have been Council members at his house to witness the stormwater damage, as well as DPW personnel and engineers. He testified that his driveway was a skating rink in the winter, and was pleased that the Board had approved a plan in January, with construction to begin in February, to be completed by March. He stated that he has pumps operating 24/7, and he is hoping that the project can be completed soon, with an alternate plan prepared that all the parties involved can agree to. Mr. Witherspoon noted that he did not want to make his problem become his neighbor's problem, and the plan proposed at this meeting sounds reasonable, so he strongly endorsed moving forward with the alternate plan. With regard to notification of the Ziegler's, he commented that he questioned in February the legality of taping into a Township easement, but the Board's attorney was not present at that meeting to comment on this. He cautioned that the revised plans for the alternate plan, and any other documentation that is required, should be clearly stated so no one is caught by surprise by what is transpiring.

John Hansen advised the Board that water will come out of the manhole in a 25-year storm, but the benefits of the new plan reviewed at this meeting eliminates the disturbance in the Ziegler's driveway, and it will move the water to a point, with the overflow directed to the area along the driveway. He suggested that an agreement can be made, with the provision that the Ziegler's can be on site to fine tune the plan before the plans are drawn up and approved. The Board urged Mr. Gardner and the Ziegler's to meet as soon as possible, and noted that an easement may be ready for introduction at the upcoming Council meeting. Board member Linda Connolly inquired if something can be done in the interim to prevent further damage to the neighboring properties, and Mr. Hansen responded that nothing adequate can be done temporarily, and with no vegetation, it would create more mud issues, etc. He advised that the Board can hold the applicant to the letter of the law and do a remediation on his property, or take mitigation measures that will benefit him as well as the neighboring property owners. Mayor Bieri requested that the applicant's professionals meet and prepare the new plan as soon as possible. Mr. Gardner advised that this was one of their optional plans, so they will only have to meet and go over the site. Mr. Hansen noted that revised plans are required for review, that the bond was already in place, and the easement needed to be prepared, approved and recorded. He suggested that a timeline could be set by the Board and if it is not met, the applicant would automatically be required to return to the Board. Mr. Germinario advised that the revised plans should be submitted to John Hansen of Ferriero Engineering by March 15, 2013, the Ziegler's could approve the easement documents before March 20, 2013, the Council can approve the easement at their meeting, and within 10 days of the easement approval, construction should commence, with two weeks for the pipe installation. With regard to vegetation on the Ziegler's property, all disturbed vegetation and landscape lighting would be restored, although Mr. Hansen noted that the pipe flow will probably be away from any vegetation, and Mr. Gardner confirmed that they will comply with the conditions required by the Board. Mr. Germinario advised Mr. Gardner that the metes and bounds descriptions needed to be submitted to his office and Mr. Hansen by March 15, 2013.

Mr. Germinario advised the Board that the Major Soil Removal/Fill Permit had already been adopted, but this approval would amend the soil permit adopted in January 2013. Chairman Geoff Syme advised that this amendment to the major soil movement permit would be memorialized at the April 4, 2013 Planning Board meeting.

Motion by Andrew Gargano, with a **second** by Mayor Bettina Bieri to **approve** the amended Major Soil Removal/Fill Permit with Conditions for Sun Young Joo PB-05-12-05.

Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Douglas Ott, Chairman Geoffrey Syme.

No: None.

Abstain: Glenn Wenzel.

Motion approved.

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

Status of application pertaining to 60-Day Extension to Render a Decision approved by the Board on February 7, 2013.

Scott Ridings, owner of Triple T Construction and B 4701; Lots 22 & 43, was present to address the Planning Board regarding several extensions of time that he granted for a decision to be rendered on his preliminary and final site plan application, and to provide a status of the delays that have ensued. Mr. Ridings advised the Board that he was presently without an attorney since his former attorney had health issues and could no longer represent him. He continued to state that he needed additional time to interview attorneys, as well as time to review his proposed project with his engineers to determine if they need to get NJDEP approval before coming back to the Board. Board Attorney Thomas Germinario inquired about the existing zoning violations, which precipitated the site plan application. Mr. Ridings responded that he was not aware of any zoning violations, and that the issue of the illegal trailer was dismissed in court. Mayor Bieri advised that she was recusing from this matter due to a potential conflict. Mr. Germinario stated that the Board could deny the application without prejudice and Triple T Construction could return when he has an attorney to represent him, but the applicant would be required to re-file his site plan application. Mr. Ridings suggested that the Board approve a 60-day extension for him to return to the Board to state his intent with respect to the site plan application. Board Engineer John Hansen advised the Board that the issue is what constitutes land disturbance and whether it is major storm water development or not, and the applicant's engineer has a difference of opinion with the Board Engineer that has not been supported by any documentation. Mr. Germinario inquired when this application was last before the Board and the Secretary advised that the last hearing was in June 2012. She had provided a copy of the timeline for the Board to review, outlining the extensions that were approved by the Board, and noted that the original application was bifurcated for the boat storage, which subsequently received approval. Mr. Germinario advised the Board that they could approve the 60-day extension and require the applicant to return to the Board indicating whether they were going for DEP approval prior to returning to the Board. He noted that the Board has grounds for denying the application without prejudice. Board member Andrew Gargano stated that the Board had approved numerous extensions for the applicant. Mr. Germinario proposed the Board could approve one more 60-day extension, but this would be the last extension, and the applicant would be required to either move forward or withdraw the application. Chairman Geoffrey Syme advised that he did not want the Board to deny the application without his attorney present, and suggested that the applicant be given 60 days to hire an attorney and return to the Board to advise whether they would be prepared to schedule a hearing or whether they would be withdrawing and going to the Highlands/DEP. Mr. Ridings stated that he wanted to locate an attorney who would be able to get this application done for him. Mr. Germinario stated, on record, that the applicant could grant the Board 60 days from the expiration of the current extension, or until May 23, 2013, to return to the Board with an attorney and be prepared to proceed by a fixed date, or withdraw the application. He advised the applicant that if neither of the conditions were met, the Board would deny the application without prejudice. Chairman Syme advised Mr. Ridings that he had overdue invoices and his escrow must be brought up to date as soon as possible. Mr. Ridings replied that he wanted to hire an attorney, and that it would take some time, and Mr. Germinario noted that a new attorney would need time to be brought up to speed, and further advised Mr. Ridings that he should pay his bills for his professionals in a timely manner. Mr. Hansen commented that Mr. Riding's engineer would be able to get the new attorney up to speed in this matter. Following discussion, the Planning Board unanimously approved the extension provided by Scott Ridings for Triple T Construction to render a decision on this matter until May 28, 2013.

EXTENSION OF SITE PLAN APPROVAL

NYSMSA LP DBA VERIZON WIRELESS (MORSETOWN)

Preliminary & Final Site Plan & Bulk Variance #PB-10-10-10

Block 4701; Lots 22 and 43

246 Morsetown Road; R-4 Zone

Seeking: One-year extension of Final Site Plan Approval memorialized by Resolution No. 2011-06 which approved a collocation of 12 antennas on a proposed transmount supporting system at a maximum antenna height of 135' on an existing 130' PSE&G Tower.

Board Attorney Tom Germinario advised that the applicant, NYSMSA LP dba Verizon Wireless, had requested a one-year extension in writing, and noted that M.L.U.L. provides for three one-year extensions for final site plan approval. Board member Steven Castronova inquired what the delay was for the applicant to complete the project and the Secretary advised that they were waiting for their Highlands exemption. Mr. Germinario advised the Board that approval of the final site plan extension and Resolution No. 2013-9

memorializing the extension would permit the applicant one year, or until February 24, 2014, to begin the construction for the wireless telecommunications collocation on an existing PSE&G tower.

MEMORIALIZATIONS

RESOLUTION NO. 2013 - 9

NYSMSA LP DBA VERIZON WIRELESS (MORSETOWN) Preliminary & Final Site Plan & Bulk Variance #PB-10-10-10

Block 4701; Lots 22 and 43
246 Morsetown Road; R-4 Zone

Motion by Steven Castronova with a **second** by Andrew Gargano to **approve** a one-year extension of Final Site Plan Approval memorialized by Resolution No. 2011-06.

Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Douglas Ott, Glenn Wenzel, Chairman Geoffrey Syme.

No: None.

Motion approved.

The following resolution approving the contract for M2 Associates for hydrogeological services was before the Board following receipt of all the pertinent documents required by the Township.

RESOLUTION NO. 2013 - 6

A Resolution Authorizing The Award Of A Professional Service Contract In An Amount Not To Exceed \$5,000.00 To M2 Associates Inc.

Motion by Andrew Gargano with a **second** by Steven Castronova to **approve** Resolution No. 2013-6 authorizing the award of a professional service contract in an amount not to exceed \$5,000.00 to M2 Associates Inc. for providing hydrogeologic services to the Planning Board.

Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Douglas Ott, Glenn Wenzel, Chairman Geoffrey Syme.

No: None.

Motion approved.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Approval Of Invoices – Board Professionals

The invoices submitted by the Planning Board professionals for services performed during the month of December 2012 and January 2013 were **unanimously approved** on a **motion** by Andrew Gargano with a **second** by Mayor Bettina Bieri.

The Board was advised that the Volunteer of the Year program will be held on April 17, 2013 and it was noted that Doug Ott had received the Lifetime Volunteer award in the past. The Board did not have a nomination for Volunteer of the Year.

Chairman Syme and the Board members welcomed former Mayor Glenn Wenzel as the newest member of the Board, filling the vacant position as Township Official.

MINUTES

The minutes were unavailable for approval at this meeting, but were available in draft form upon request.

CORRESPONDENCE RECEIVED - PLANNING BOARD

The following documents were received and reviewed by the Board:

Highlands Water Protection And Planning Act Correspondence

1. Copy of an application for a Highlands Applicability and Water Quality Management Plan Determination received on February 21, 2013 for Twins Realty Group LLC, Block 3906; Lots 9 & 10 and Block 6002; Lots 39.01, 937 & 943 Burnt Meadow Road for site work and construction at an existing concrete manufacturing business.

2. Notification of a Highlands Applicability and Water Quality Management Plan Consistency Determination, dated February 1, 2013, received from E2 Project Management LLC regarding NYSMSA

Verizon Wireless – West Milford 8, 246 Morsetown Road, Block 4701; Lot 43 for the construction of a wireless communication facility which received approval from the Planning Board on 02-24-11.

NJ Department of Environmental Protection Correspondence

1. Potable Water Permit dated January 23, 2013 received from the NJDEP for Reflection Lakes Garden Apartments, Inc, 1177 Union Valley Road, Block 7702; Lot 9 regarding modifications to the existing water treatment plant for distribution of potable water.
2. Notification of an impending Treatment Works Approval Permit to be submitted to the NJDEP for the upgrade of an existing holding tank system for VanHook at 54 Marshall Hill Road, Block 5708; Lot 4.
3. Notice dated January 17, 2013 received from the NJDEP to Camp Vacamas, 256 Macopin Road regarding the Henion Pond Dam, NJ File No. 22-18, approving the Significant Hazard Classification and the 0.5 PMP for the SDS and advising that the owner should proceed to final design with the proposed conceptual design with a required permit to be submitted to the Bureau of Dam Safety and Flood Control by February 15, 2013. NJDEP also advised that the dam is to remain in lowered or drained state and monitored until it is found to be in safe state.
4. Notification received on 02-08-13 from Alan Zublatt, Esq. on behalf of NYSMSA dba Verizon Wireless regarding an application before the West Milford Board of Adjustment for approval to construct a 120ft wireless telecommunication facility at 750 Westbrook Road, Block 4701; Lot 61, with a hearing to commence on February 19, 2013.
5. Memorandum from Terry Pilawski, Chief of the NJDEP Bureau of Water Allocation & Well Permitting, dated February 5, 2013, advising on the matter of the Tennessee Gas Pipeline Northeast Upgrade Project following a review of the Final Staff Report, Staff Report Addendum, Permit Requirements and the Hearing Officer's Report, finding that the concerns raised had been adequately addressed and the recommendations of the Final Staff Report are reasonable.
6. Notice from the NJDEP, dated February 6, 2013, that the results of the water samples collected from a private potable well on November 28, 2012 and December 19, 2012 from 551 Warwick Tpk, Block 703; Lot 3 reveal that the well water is acceptable for drinking water and other domestic uses.
7. Notice received February 19, 2013 regarding a Draft Surface Water Renewal Permit Action for Highview Estates, NJPDES Permit No. NJ0027685, that is available for review by contacting the West Milford MUA or by accessing the February 6, 2013 DEP Bulletin at www.state.nj.us/dep/bulletin. Review period closes 30 days after receipt of draft permit.
8. Notice dated February 26, 2013 from the NJDEP regarding \$3,500.00 Conserve Wildlife Matching Grants available for 501(c)(3) or 501(c)(4) nonprofit groups for wildlife diversity and education programs, with a deadline of April 11, 2013.
9. Receptor Evaluation Form received February 26, 2013 from Envirotactics, Wall NJ regarding 65 Lincoln Avenue, Block 6401; Lot 6.01 (Wallisch property) with respect to NJDEP technical requirements for site remediation for shallow lead contamination in the center of the site ranging from 11 to 910 ppm range.
10. Copy of a GP25 for Gallucci, 22 Banker Road, Block 1101; Lot 24 regarding replacement of a malfunctioning septic system and the disturbance of 3230 s.f. within a wetland transition area.

Miscellaneous Correspondence Received/Sent

1. ANJEC Webinar April 4, 2013 at 7pm – Implementing Green Infrastructure Techniques in the Community.
2. New York-New Jersey Trail Conference Publications – Updated Catskill Trails Map Set, \$16.95; Trail Conference Guidebooks and Hiking Maps.
3. Moving Passaic County – Transportation Element of the Passaic County Master Plan, Final Plan October 2012 available for review in the Office of the Township Clerk.
4. Draft Plan – January 2013 Passaic County Future – Sustainability Element of the Passaic County Master Plan received February 14, 2013, which includes a comprehensive action plan for Passaic County that establishes goals and strategies to achieve sustainability in government operations. Public hearing March 21, 2013 at 5:00 at the Passaic County Dept. of Planning and Economic Development, 930, Riverview Drive, Totowa, NJ.

ADJOURNMENT

Prior to adjourning the meeting, the Board unanimously concurred that the March 28, 2013 regularly scheduled meeting should be cancelled. The Master Plan Subcommittee would confirm if they were to meet prior to the April 4, 2013 Planning Board meeting.

With no further business to come before the Planning Board, a **motion** was made to **adjourn** the Regular Meeting of March 7, 2013 at **9:30 p.m.** by Christopher Garcia with a **second** by Steven Castronova.

Approved: August 22, 2013

Respectfully submitted by,

Tonya E. Cubby, Secretary