

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
March 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
Resolution No. 2013-8 - Approval Of West Milford Master Plan Re-Examination
Report**

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS

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.

SUN YOUNG JOO

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

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

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.

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: 1 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.

MEMORIALIZATIONS

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.

NEW BUSINESS -

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 January 2013.

Volunteer of the Year Program – April 17, 2013, 6:30 p.m.

MINUTES

Approval of minutes from the December 6, 2012, January 3, 2013 and February 7, 2013 regular meetings of the Planning Board.

CORRESPONDENCE RECEIVED - PLANNING 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 Zubblatt, 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

**Township of West Milford
PLANNING BOARD**

ADDENDUM TO AGENDA

March 7, 2013

Regular Meeting

MEMORIALIZATIONS

Resolution No. 2013-09

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

Granted: 1 Year Extension of Final Site Plan Approval for 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.