

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

March 24, 2011

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, Robert Nolan, Douglas Ott, Geoffrey Syme, *Vacancy*, Councilman Philip Weisbecker
Chairman: Andrew Gargano
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.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

EXTENSION OF TIME

BROOKSIDE DEVELOPMENT, LLC

Extension of Minor Subdivision & Bulk Variance #PB-04-10-03

Block 14601; Lot 5

Union Valley Road; R-3 Zone

Seeking: Time Extension for Minor Subdivision Approval due to delays in securing approval from other governmental agencies.

BROOKSIDE DEVELOPMENT LLC

Extension of Minor Subdivision #PB-04-10-04

Block 14601; Lot 6 (5.03 & 5.04)

Union Valley Road; R-3 Zone

Seeking: Time Extension for Minor Subdivision Approval due to delays in securing approval from other governmental agencies.

JACK JAUST

Extensions of Preliminary & Final Site Plan #0520-0222AB

Variance #0530-0721

Block 16005; Lot 12

96 Oak Ridge Road; CC Zone

Seeking: Time Extensions for Site Plan Approval due to delays in securing other governmental agency approvals.

MEMORIALIZATIONS

RESOLUTION #2011-6

VINCENT LANZA

Minor Subdivision #0510-1976

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

Granted: Extension of Time for Minor Subdivision Approval with Conditions.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD PLANNER'S REPORT

BOARD ATTORNEY'S REPORT

BOARD ENGINEER'S REPORT

MISCELLANEOUS

MINUTES

Approval of Minutes from the December 2, 2011, January 6, 2011, and January 27, 2011, February 3, 2011 and February 24, 2011 Planning Board meetings.

COMMUNICATIONS

1. Notice from the Township Clerk's Office advising of the Township Volunteer of the Year Program on April 20, 2011, and requesting nominations no later than March 18, 2011.
2. Notice from ANJEC announcing a program entitled Assessing Development Impacts – considering State Regulations in Plan Review, March 30, 2011, 7pm – 9pm Clifton City Hall, Clifton, NJ sponsored by the Clifton Environmental Commission.
3. Letter from Maser Consulting, Clinton, NJ, dated February 24, 2011, regarding the Braemar at West Milford, LLC subdivision, transmitting the Aquifer Test Plan Addendum to the previously submitted plan dated November 2010, for Block 10001; Lots 14, 19, 20, 23, Wooley Road.
4. Letter from Kevin Boyle, Township Administrator, dated March 1, 2011, transmitting the Quarterly Report to ANJEC for the 2010 Smart Growth Planning Grant for a Trails Master Plan.
5. Notice dated February 25, 2011 regarding eligibility for the 2011 Small Grants Program from the NJ Highlands Coalition for non-profit organizations.

6. Notice from the Highlands Council dated February 22, 2011, advising of the adoption of a resolution approving the Township's Petition for Plan Conformance.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Letter from Whitestone Associates dated February 21, 2011 advising of an intent to submit a Treatment Works Application (TWA) for 2019 Greenwood Lake Turnpike, Block 3603; Lot 7 for Adelo Corporation for the construction of an on-site wastewater treatment and disposal system alteration.

2. Notice of submission by SAIC, Exton, PA, dated February 28, 2011, of a Required Receptor Evaluation Form and associated documents for Chevron Facility, 1457 Union Valley Road, Block 7601; Lot 2, West Milford, NJ, NJ DEP Case #85-05-2004-00 with regard to site contamination.

3. Notice from the NJDEP, dated February 7, 2011, to the City of Newark regarding Hank's Pond Dam, NJ File # 22-242, advising of various concerns with regard to the permit application and final design documents and requesting revisions to the report by May 31, 2011.

4. Notice of submission by BETTS, Environmental Services, dated February 23, 2011, of a Required Initial Receptor Evaluation Form and associated documents for Fredericks Fuel & Heating Service, 225 Oak Ridge Road, Block 16102; Lot 29, Oak Ridge, NJ, NJ DEP Case #91-10-08-1457 with regard to site contamination.

5. Highlands Exemption – Exemption #2 and Water Quality Management Plan - Consistent, dated March 7, 2011, received for INSERRA/West Milford LLC – Single Family Residence, 47 Marshall Hill Road; Block 6303; Lot 12, regarding the construction of a four bedroom single family home with an individual subsurface sewage disposal system and private well.

6. No Further Action Letter dated March 3, 2011 for Block 11002; Lot 21, 85 Broadway, David Lindroth, regarding remedial action taken for the removal of one 550 gallon #2 Fuel Oil underground storage tank.

7. Notice of Deficiency received from the NJDEP, dated March 3, 2011, regarding a Remedial Action Report (RAR) deficiency for 22 Navajo Trail, advising that specific documentation on the soil excavated is required within 60 days.

8. Notice to Camp Vacamas from the NJ DEP regarding the Henion Pond Dam, advising that the Conceptual Design of Rehabilitation received from Civil Dynamics was acceptable. In addition, emergency repairs performed on March 9, 2011 requires a report from their engineer by March 25, 2011 advising of the safe operating level and how it is to be maintained at the specified safe elevation, with a full Emergency Action Plan (EAP) required by April 11, 2011, and permits issued before any modifications are performed.

9. Notice of Violation received from the NJDEP, dated March 4, 2011, regarding David Hyland, 280 Otterhole road, Block 11601; Lot 9, regarding violations of the Freshwater Wetlands Protection Act for unauthorized regulated activities, specifically placement of a culvert and soil backfill within the channel of Post Brook disturbing a length of approximately 50', and requiring a restoration plan within 30 days.

10. Application copy for a Freshwater Wetlands G.P. #25 received on March 10, 2011 for Royce Knight, 19 Upper Mt. Glen Lake Drive, Block 11302; Lot 5 regarding installation of a subsurface sanitary disposal system.

11. Application notice regarding a Highlands Applicability Determination, dated March 7, 2011, from the City of Newark, for the Pequannock Water Treatment Plant Improvements, Route 23, Block 14101; Lot 1 and Block 14102; Lot 1.

12. Copy of a Receptor Evaluation Form and attachments received on March 7, 2011 for Kimber Petroleum Corp., 2 Lakeside Drive, Block 3509; Lot 16, regarding a remediation program for the site.

13. Copy of a Receptor Evaluation Form and attachments received on March 7, 2011 for Lukoil Station 57360, 1910 Union Valley Road, Hewitt, regarding a remediation program at the site.

14. Copy of a Treatment Works Approval Permit Application received on March 9, 2011 for Marion Plaza, 16/22 Marshall Hill Road, Block 5701; Lot 6 regarding construction of a proposed treatment system consisting of septic tanks, a grease trap, and a SeptiTech Aerobic Treatment system with an expanded seepage pit.

ADJOURNMENT