

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
March 24, 2016
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 may 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, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova, Edward Rosone.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS

TIMOTHY KEARNEY (*Carried from 02/25/16*)
Major Soil Removal/Fill Permit #PB-12-15-03
Block 16801; Lot 6
67 Greendale Drive; R-4 Zone
Seeking: Major Soil Removal/Fill Permit approval for previously importing 1,443 cubic yards of fill material to “create a more usable level rear yard” on a residential lot containing a single-family dwelling.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS –

Affordable Housing Plan – Chuck McGroarty

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices - Approval of Planning Board professionals’ invoices for January –February 2016.

MINUTES

Approval of Minutes from the 2015 and 2016 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Copy of a Highlands Applicability Determination application, dated February 2, 2016, received from Langan Engineering and Environmental Services regarding the Union Valley Road/Marshall Hill Road Utility Improvements for Orange & Rockland Electric.
2. Highlands Exemption #4, Water Quality Management Plan – Consistent, received from the NJDEP, dated Feb 25, 2016 regarding Block 2802; Lot 3, 333 Warwick Tpk., with reference to NY SMSA LP dba Verizon Wireless for a proposed antenna and equipment installation at a telecommunication site.
3. Highlands Preservation Area Exemption Determination, Exemption #11 – Determination: Consistent with Goals of the Highlands, dated April 30, 2014, received March 15, 2016, for the Pequannock Water Treatment Plant Improvements for Block 14102; Lot 1 that includes upgrades to the existing chlorine system and modifications to the existing backwash facility.
4. Highlands Exemption #4, Water Quality Management Plan – Not Addressed, dated March 9, 2016, received for the West Milford Salt Storage Project at Block 6002; Lot 28.01, Lycosky Drive.

NJ Department of Environmental Protection Correspondence

1. Notification from McKittrick Engineering, dated February 29, 201, regarding an application being filed with the NJDEP for a GP #25 for the installation of a new septic system in a wetlands transition area at 70 Wayside Road, block 806; Lot 18.
2. Notification from PSE&G, dated February 22, 2016, advising that an application was being made for a Freshwater Wetlands Statewide General Permit #1 in support of the repair, replacement and maintenance of natural gas distribution and transmission mains in public rights of way.
3. Notification from McKittrick Engineering, dated February 29, 201, regarding an application being filed with the NJDEP for a GP #25 for the installation of a new septic system in a wetlands transition area at 33 Elm Street, Block 3502; Lot 1.
4. Response Action Outcome received from Mercury Environmental for 751 Westbrook Road, Block 11106; Lot 2, regarding a sewage spill on the site.
5. Notification from Hatch Mott MacDonald, dated March 10, 2016, advising that the Flood Hazard Area Permit application was being filed for the Pequannock Residuals Treatment Facility at Block 14102; Lot 1.

Miscellaneous Correspondence Received/Sent

1. Copy of correspondence from the City of Paterson, Department of Law, dated February 29, 2016 regarding the Great Falls Hydroelectric Project, FERC Project #2814, and the Notice of Intent to File New License Application and Time Extension to File Pre-Application Documents. This project is

located on the Passaic River on about 152 acres and includes three generating units. The application also seeks an extension for a pre-application document (PAD), authorize the City of Paterson to utilize the traditional process for re-licensing, and designate the City of Paterson as the Commission's non-federal representatives for the purposes of consultation under Section 7 of the Endangered Species Act and Section 106 of the National Historic Preservation Act.

2. Notification from Rutgers-NJ Agricultural Experiment Station regarding the following programs: Glacial Deposits of New Jersey, March 22, 2016 – Oxford, \$250.; Groundwater in Fractured Bedrock (Brunswick Aquifer) March 29, 2016 – New Brunswick, \$250.

3. Notice from the NY/NJ Trail Conference regarding the updated Jersey Highlands Trails Map Set: Central North Region - \$9.95 – www.nynjtc.org.

4. Sustainable Jersey notification of Re-Vamped Municipal Energy Action Webinar on March 16, 2016 1 – 2 pm.

5. Notification from ANJEC regarding Open Space Stewardship Grants in the amount of \$1500. - deadline of April 1, 2015.

6. Notification from Passaic County Planning Department, dated March 3, 2016, advising that the Braemar at West Milford, Greene Valley Estates Major Subdivision was unconditionally approved based on the improvements being installed and shown on the plans submitted, with the required County permitting to be obtained prior to construction.

7. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan for 3.5 years, dated Feb. 22, 2016, received for Lanza, 33 Phillips Road, Block 4403; Lot 3 regarding the construction of a single family dwelling.

8. Hudson Essex Passaic Soil Conservation District re-certification, dated Feb. 24, 2016, for a revised soil erosion and sediment control plan, certified for 3 years, received for Rockland Electric regarding the Union Valley and Marshall Hill Roads electrical project.

9. Correspondence from the Pequannock River Coalition, dated March 12, 2016, advising that the PRC was gradually ceasing operation as an incorporated organization, but will continue to monitor environmental issues through email and Facebook and will be an “ongoing clearing house and focal point for watershed concerns and news.”

ADJOURNMENT

Addendum to Agenda

TOWNSHIP OF WEST MILFORD PLANNING BOARD

**MARCH 24, 2016
Regular Meeting**

MEMORIALIZATIONS

Extension Of Time

RESOLUTION NO. 2016 - 08

TWINS REALTY GROUP LLC

Preliminary and Final Site Plan #PB-03-12-02

Block 6002; Lot 39.01, Block 3906; Lots 9 & 10

937 & 943 Burnt Meadow Road; LMI Zone

Seeking: One Year Extension of Final Site Plan Approval, or until September 27, 2016, for a proposed 5-phase project including the removal of an existing commercial structure, construction of new commercial buildings, and installation of parking areas for an existing pre-cast concrete manufacturing facility.

CLOSED SESSION

RESOLUTION NO. 2016 - 09

Housing Element and Fair Share Plan Update