

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

March 26, 2009

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, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker
Alternates:	Kerry Goceljak, Michael Siesta
Chairman:	Andrew Gargano
Board Attorney:	Thomas Germinario, Esq.
Board Engineer:	Paul Ferriero, P.E.
Board Planner:	Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

TIME EXTENSIONS

ERNEST OBERER

Minor Subdivision #0510-1975

Block 14201; Lots 14 and 15

350 Germantown Road; R-3 Zone

Seeking: Time Extension to file Minor Subdivision deeds.

PENDING APPLICATIONS

Carried To April 2, 2009

1952 UNION VALLEY ROAD, LLC

Preliminary & Final Site Plan #0820-0167AB

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Seeking: Preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

Complete: September 8, 2008

Decision By: April 2, 2009

NEW APPLICATIONS

NEW BUSINESS

MEMORIALIZATIONS

Resolution 2009 - 8

JACK LEVKOVITZ (Village On Ridge-Section II)

Denial of time Extension Request

Amended Final Subdivision #0510-1744C

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

Denied: Time extension for filing Major Subdivision Deeds and amendment of conditions of approval.

PRESENTATIONS

Streetscape Concept and Lighting Demonstration – Dewberry Goodkind.

ORDINANCES FOR INTRODUCTION

Review Land Use Ordinance amendments: Chuck McGroarty, P.P.

ORDINANCES REFERRED FROM COUNCIL

PLANNING BOARD PLANNER'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

PLANNING BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices for Planning Board Professionals for January and February 2009.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of minutes of the February 26, 2009 Regular meeting and the March 5, 2009 Regular Meeting of the Planning Board.

COMMUNICATIONS

1. Notice from the Hudson Essex Passaic Soil Conservation District regarding Awosting WWTP Upgrade by the M.U.A., Block 3802; Lot 3, certifying the plan submitted.
2. Notice from the Hudson Essex Passaic Soil Conservation District regarding Dr. Greg Rubenstein, 49 Lake Park Terrace, Block 4201; Lot 12, certifying the plan submitted.
3. No Further Action and Covenant Not to Sue Letter dated March 3, 2009 from the NJ DEP for Anne Pryor, 73 Sugar Maple Avenue, Block 15302; Lot 12, regarding remediation of a 1000 gallon underground heating oil storage tank.

4. Notice and application copy for a General Permit #25 for Gary Stromberg, 60 Marshall Hill Road, Block 5708; Lot 5 with reference to proposed installation of a subsurface sanitary disposal system.
5. Notice of an application to the NJDEP for a General Permit from Russell Curving, Block 9001; Lot 17, 1494 Macopin Road, for construction of one or more buildings in areas adjacent to wetlands.
6. Letter from the NJDEP dated March 12, 2009 regarding the Township's compliance with the Water Quality Planning Rules as they relate to the Municipal Wastewater Management Plan (WMP), requesting the Township assume responsibility for filing the plan through alternative assignment.
7. Copy of a letter dated March 6, 2009 to the NJDEP, Bureau of Water Systems and Well Permitting, from Herold & Haines, attorney for Jack Levkovitz, with responses to the DEP's letter of February 5, 2009 requesting clarification of certain deficiencies in the permit application for the Old Milford System.
8. Freshwater Wetlands Letter of Interpretation from the NJDEP for Kurt Gardenier, Block 6204; Lot 16, 83 McKinley Place, with reference to construction of a proposed garage.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Notice and copy of application from Tennessee Gas Pipeline Company for a Highlands Applicability Determination regarding installation of a 30-inch underground natural gas pipeline within West Milford.
2. Notice and copy of application from Manor at Smith Mills for a Highlands Applicability Determination regarding 524 Hamburg Turnpike, Block 12701; Lots 9.01, 9.02, 9.03 for installation of a new septic system in an existing 3 unit condominium.
3. Notice of Technical Incompleteness received from NJDEP regarding a Highlands Applicability Determination for Cefes Financial, Block 1806; Lots 4 and 5, Magnolia Road for construction of a single family home. Requested information included metes and bounds disturbance area and narrative delineation; disturbance area calculations; supporting calculated values for proposed impervious surfaces; deeds for the subject property; notarized statement regarding subdivision for Lots 4 and 5; and various other documentation certifying to the amended information.

ADJOURNMENT