

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

WORKSHOP AGENDA

April 1, 2010

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 Workshop 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.

ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Richard McFadden, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker

Chairman: Andrew Gargano

Alternates: Michael Siesta, Thomas Harraka

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.

MISCELLANEOUS

Proposed Draft Wind Turbine Ordinance and Draft Sign Ordinance – Discussion.

Denied Site Plan Waivers – Recommended Site Plans – Discussion.

Proposed Lawn Watering Ordinance – Discussion.

Approval Of Invoices – Board Professionals

Approval of the invoices submitted by the Planning Board professionals.

MINUTES

Approval of the minutes of the March 4, 2010 Regular Meeting of the West Milford Planning Board.

COMMUNICATIONS –

1. Copy of a submission to ANJEC for a 2010 Smart Growth Planning Grant – Trails Master Plan by the West Milford Environmental Commission received March 25, 2010.

2. Request received March 25, 2010 from Dennis Cummings, Jr., Esq. for information on the status of Random Woods.
3. Notice from the NJ DEP – No Further Action-Covenant Not To Sue, dated March 23, 2010 regarding Nils Wigertz, Block 13101; Lot 14, 310 High Crest Drive, relating to a remedial action on the site and conditional on the owner decommissioning the monitoring wells.
4. Correspondence from the NJDEP dated March 1, 2010 regarding the Echo Lake Intake Dam and Spillway Dam and the 2008 regular inspection reports prepared by Civil Dynamics, noting that existing conditions were accurately described, including the improvements and modifications needed. In addition, a request for a compliance schedule is to be submitted by April 15, 2010.
5. No Further Action Letter dated March 2, 2010 received from the NJDEP for 599 Macopin Road, Block 13402; Lot 101.2 regarding remediation of a 550 underground storage tank.
6. Copy of an application to the NJDEP for a General Permit #8 received on March 15, 2010 from Wander Ecological Consultants for Richard Wirth, 1812 Clinton Road, Block 207; Lot 11 regarding an addition for a single family home.
7. Copy of an application to the NJDEP for a G.P. #25 regarding proposed installation of a subsurface sanitary disposal system for Block 2004; Lot 13, 27 Lakewood Road, Scott Leonescu.
8. Copy of notification of a pending application for a GP #25 to the NJDEP from Jeff Nachowitz and Theresa LaCava, 47 Dogwood Lane, Block 3005; Lot 1 for repair of an existing septic system.
9. Flood Hazard Area Applicability Determination from the NJDEP dated March 10, 2010 received for Dr. Greg Rubenstein, for 49 Lake Park Terrace, Block 4201; Lot 12, advising that an individual flood hazard area permit must be obtained.
10. Flood Hazard Area Applicability Determination from the NJDEP dated March 16, 2010 received for Doug McKittrick, P.E., regarding The Philadelphia Church, Block 1590; Lot 16, advising that a flood hazard area verification and an individual flood hazard area permit must be obtained prior to the commercial redevelopment of the site.
11. Flood Hazard Area Applicability Determination from the NJDEP dated March 15, 2010 received for Arthur McQuaid, 31 Morsetown Road, Block 5009; Lot 8, noting that the Department is unable to determine whether the Flood Hazard Area Control Act rules apply to the proposed replacement of an existing septic system until additional information is received.
12. Resolution of the Township of West Milford authorizing the award of a professional services contract without competitive bidding to the Land conservancy of New Jersey to develop and open space and recreation plan update in an amount not to exceed \$14,000.
13. Resolution of the Township of West Milford authorizing the submittal and acceptance of a grant application for an ANJEC 2010 Planning Grant for an Update to the Open Space and Recreation Plan in the amount of \$20,000.
14. Notice from Borough of Wanaque advising of the Master Plan Re-Examination 2010 Report Hearing on March 18, 2010 and transmitting a copy of the Master Plan Re-Examination 2010 Report.
15. Potable Well Analysis for various properties within the vicinity of SBP Petroleum, Bl 703; Lt 3, 555 Warwick Tpk., including the following: Bl 706; Lt 3 – 12 Smithville Road; Bl 704; L 7.04 – 550 Warwick Tpk.; Bl 703; L 4 – 563 Warwick Tpk; Bl 703; Lt 2 – 552 Warwick Tpk.; Bl 705; Lt 4 – 11 Smithville Road; Bl 705; Lt 2 – 574 Warwick Tpk; Bl 705; Lt 3 – 5 Smithville Road; Bl 705; Lt 1 – 7 Marlboro Road; Bl 705; Lt 7 – 9 Smithville Road.

HIGHLANDS WATER PROTECTION AND PLANNING ACT –

1. Consistency Determination, Final Recommendation Report, and Highlands Council Resolution 2010-3 received from the Highlands Council, dated March 9, 2010, regarding Block 7903; Lots 13, 14, 15, & 16, West Milford Municipal Complex and New Public Library - Proposed Highlands Redevelopment Area Designation.
2. Notice of Technical Incompleteness, dated March 22, 2010, received from NJDEP regarding a Highlands Applicability and Water Quality Management Plan Consistency Application for property at 38 Setting Sun Trail, Block 12307; Lot 32, owner Frank Schultz, requiring additional items for review including a revised site plan and various other documents.
3. Highlands Act – Exempt #5 and Water Quality Management Plan - Consistent – with regard to 52 Krattiger Court, Michael DelVecchio, Block 10301, Lot 16, dated March 8, 2010 regarding a residential addition and septic system.

ADJOURNMENT