

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
April 2, 2015  
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, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.  
Alternates: Michael Siesta, Steven Castronova.  
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.

**PRESENTATIONS** – None.

**APPLICATIONS**

**INSERRA/WEST MILFORD, LLC (SHOPRITE)**

**Amended Preliminary & Final Site Plan #PB-08-12-06-2**

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

**Seeking:** Amended Preliminary and Final Site Plan Approval for the proposed expansion of the existing Shop Rite Supermarket and improvement of the overall shopping center, including improvements to building facades and parking lot areas, with the theater building to be renovated as a TJ Maxx department store. Project to be completed in 2 phases.

**MEMORIALIZATIONS**

**\*RESOLUTION NO. 2015 –06**

**RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD  
ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST  
MILFORD MASTER PLAN**

*\*(This matter has been carried in order to permit a review by the Zoning Board of Adjustment as requested by the Planning Board and Township Council)*

**NEW OR ONGOING BUSINESS** –

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES REFERRED FROM COUNCIL** – None.

**BOARD PLANNER’S REPORT** -

**BOARD ATTORNEY’S REPORT** -

**BOARD ENGINEER’S REPORT** -

**MISCELLANEOUS** -

**MINUTES**

Approval of Minutes from the December 4, 2014, February 26, 2015, and March 26, 2015 Regular Meetings.

**Highlands Water Protection And Planning Act Correspondence**

1. Notification dated March 26, 2015 from Maser Consulting, on behalf of the County of Passaic Engineering Department, advising the NJDEP that they are eligible for a Highlands Exemption for reconstruction of the Warwick Turnpike Culvert No. 1600-447 (Warwick Turnpike over Little Green Brook) based on the following criteria: Rehabilitation or reconstruction of transportation systems by a State entity or local government unit provided such activity i. Does not result in a cumulative increase in impervious surface by 0.5 acres or more; ii. Does not involve the ultimate disturbance of 1 or more acres of land, and iii. Does not create new travel lanes or increase the length of an existing travel lane by more than 2640 feet, not including tapers.

**NJ Department of Environmental Protection Correspondence**

1. Notification of an application, dated March 25, 2015 from Maser Consulting on behalf of Passaic County Engineering Department, submitted to the NJDEP regarding a Freshwater Wetlands General Permit #10A and Flood Hazard Area Individual Permit for the replacement of the Warwick Turnpike Culvert no. 1600-447 at Warwick Turnpike over Little Green Brook.

2. Notice from the NJDEP Bureau of Dam Safety and Flood Control, dated March 24, 2015, regarding the Gibbs Dam, owned by The Land Conservancy of New Jersey. The letter acknowledges receipt of a report dated January 30, 2015 that states the dam had been partially breached and that the water level rises under 5 feet both during normal conditions and during storm events, with the former lake bed re-vegetated and stable. The NJDEP advises that the dam is considered removed and is not subject to the NJ Dam Safety Standards.

3. Notice from Houser Engineering, dated March 23, 2015, regarding an application to the NJDEP for a Freshwater Wetlands General Permit #25 for the repair of an existing septic system.

**Miscellaneous Correspondence Received/Sent**

1. Memo from the Zoning Board of Adjustment, dated March 26, 2015, advising that the Board has discussed the Draft Land Use Plan Element for the Township’s Master Plan, as requested by the Planning Board. The Zoning Board of Adjustment intends to provide meaningful input within the next several months based on an analysis of the content of variance records from prior years.

**ADJOURNMENT**