

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
April 4, 2013
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, Andrew Gargano, Robert Nolan, Douglas Ott, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme.
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.

PRESENTATIONS - None.

APPLICATIONS

NEW APPLICATIONS – None.

EXTENSIONS OF TIME – None.

MEMORIALIZATIONS

RESOLUTION NO. 2013-10

SUN YOUNG JOO

Amended Major Soil Removal/Fill Permit #PB-05-12-05

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

Amendment to drainage easement, storm water and soil erosion remediation measures pertaining to the Major Soil Removal/Fill Permit approval for the prior re-grading of an existing 4-acre residential site.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER'S REPORT -

BOARD ATTORNEY'S REPORT -

BOARD ENGINEER'S REPORT -

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the month of January and February 2013.

MINUTES

Approval of minutes from the December 6, 2012, January 3, 2013, February 7, 2013 and March 7, 2013 regular meetings.

CORRESPONDENCE RECEIVED FOR THE PLANNING BOARD

Highlands Water Protection And Planning Act Correspondence

1. Notice of Technical Incompleteness, dated March 8, 2013, received from the NJDEP regarding a Highlands Applicability and WQMP Consistency Determination application submitted for Twins Realty Group, LLC, 937 & 943 Burnt Meadow Road, Block 3906; Lots 9 & 10 and Block 6002; Lot 39.01.
2. Notice of Technical Incompleteness, dated March 14, 2013, received from the NJDEP regarding a Highlands Applicability and WQMP Consistency Determination application submitted for Destiny's Gate – People Helping People Help Themselves, 445 Morsetown Road, Block 5301; Lots 39, 39Q, 40.
3. Highlands Act Exemption #11, WQMP – Not Addressed, dated March 15, 2013, received from the NJDEP for NYSMSA LP dba Verizon Wireless – WM 8, 246 Morsetown Road, Block 4701; Lot 43, regarding the installation of a telecommunication facility on a PSEG transmission steel tower.
4. Highlands Act Exemption #4, WQMP – Consistent, dated March 15, 2013, received from the NJDEP for Chelsea at Bald Eagle, 197 Cahill Cross Road, Block 5301; Lot 1, regarding an addition to the existing Assisted Living Facility.
5. Notice from the NJDEP, dated March 15, 2013, regarding an Adopted Revision to the West Milford Wastewater Management Plan and the Northeast Water Quality Management Plan with respect to the sewer service area of United Water West Milford Sewage Treatment Plant on Block 5310, Lot 1.

NJ Department of Environmental Protection Correspondence

1. Notices dated March 1 & 4, 2013 from GES-Groundwater and Environmental Services regarding Potable Well Testing Results for Walgreen's, 1502 Union Valley Road, as it relates to the former Exxon Service Station, 4 Marshall Hill Road, NJDEP Case #89-08-03-2304, advising that per the February 15, 2013 sampling, the well is not considered acceptable for potable purposes such as drinking and cooking. Exxon Mobil Environmental Services has provided the Walgreen's site with bottled water as an interim response action with follow up sampling scheduled for March 4, 2013. Case #13-02-27-1617-08 has been assigned by the NJDEP.
2. Notice dated March 19, 2013 received from LAN Associates regarding an Initial Receptor Evaluation report filed with the NJDEP regarding the West Milford Board of Education Transportation Depot regarding groundwater contamination.
3. Freshwater Wetlands Individual Permit and Flood Hazard Area Individual Permit – Modification No. 1, dated March 14, 2013, received for Tennessee Gas Pipeline, regarding a project modification for the Monksville Reservoir drilling, utilizing the long drill as opposed to the short drill version shown on previously approved plans, and eliminating large amounts of clearing, grading and excavation adjacent to the reservoir and upslope. Additionally, permitted modifications to utilize a new Access Road 25, expansion of the temporary disturbance in the area of the Mainline Valve Site in Ringwood, and expansion of the temporary riparian zone disturbance at the confluence of Access Roads 70 and 71.

4. Ground Water Remedial Action Permit #RAP130001, dated March 15, 2013, received for Lakeside Amoco, 2 Lakeside Road, requiring the permittee to conduct monitoring, maintenance, and evaluation for compliance and effectiveness of the remedial action.
5. No Further Action letter received from the NJDEP dated March 19, 2013 for 1 Alpine Ridge Road, Block 5301; Lot 1 regarding the remediation following the removal of a 550 gallon #2 Heating Oil USTS.

Miscellaneous Correspondence Received/Sent

1. HEPSCD Certification dated February 4, 2013 received for Aiello East Shore Wetlands Mitigation, 828 East Shore Road, Block 4401; Lot 1.
2. HEPSCD Certification dated February 25, 2013 received for Clinton Road Bridge 1600-175 Replacement on Clinton Road.
3. Correspondence received from Passaic County Planning, dated March 13, 2013, regarding the Shop Rite Site Plan, Block 6303; Lots 15 & 16, 25 Marshall Hill Road, advising of several conditions that must be met for approval, including a recent Highlands Preservation Area Applicability Determination or confirmation that the previous determination is valid, revised plans noting the proposed center lines, and a copy of the filed Sidewalk Easement between the Township of West Milford and Inserra West Milford.
4. Correspondence received from Passaic County Planning, dated March 25, 2013, regarding McDonald's Site Plan, Block 6303; Lot 14, 41 Marshall Hill Road, advising that the following must be received prior to approval: revised plans for the proposed rain garden and sign, revised drainage calculations showing the actual flow in the 24 inch pipe, revised plans removing the signs and pavement markings, copy of the Highlands Preservation Area Applicability Determination from the NJDEP, and \$50,000. bond to cover the cost of the proposed improvements in and near the Marshall Hill ROW.
5. Notice from Passaic County regarding the April 17, 2013 Brownfields Commission meeting at 3:00 at the Totowa Business complex, 930 Riverview Drive, Totowa, NJ, featuring guest speakers on "Compressed Natural Gas Fueling Systems - Integrating Alternative Fuels on New Jersey's Brownfields."
6. Notice from Sustainable Jersey regarding Northern New Jersey Sustainable Resources & Networking Forum on Tuesday, April 16, 2013, 5 – 8 pm at the Sparta Middle School, 350 Main Street, Sparta, NJ 07871. Registration required for this free forum; contact sustainablejersey.com.
7. Correspondence from the Township Administrator dated March 22, 2013 to Eric Bos thanking him for volunteering to cut down a tree on the "Care Taker's House" at the Wallisch Homestead.
8. Notification from the New Jersey Historic Trust, dated March 14, 2013, advising the West Milford Township and Historic Preservation Commission that their 2012 grant application for the Wallisch Homestead was not selected for funding.

ADJOURNMENT