

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

**April 22, 2010**

**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, 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.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**PRESENTATIONS**

**Interim Wastewater Management Plan** – Paul Ferriero, P.E.

**Draft Housing Element & Fair Share Plan** – Chuck McGroarty, P.P.

**SITE PLAN APPLICATION REVIEW WAIVERS** – None.

**APPLICATIONS**

**EXTENSION OF TIME REQUESTS** – None.

**PENDING APPLICATIONS** – None.

**NEW APPLICATIONS** – None.

**NEW BUSINESS**

**MEMORIALIZATIONS** – None.

**ORDINANCES FOR INTRODUCTION**

**Draft Wind Turbine Ordinance** – Discussion and Recommendation.

**Draft Sign Ordinance** – Discussion and Recommendation.

**ORDINANCES REFERRED FROM COUNCIL**

**BOARD PLANNER'S REPORT**

**BOARD ATTORNEY'S REPORT**

**BOARD ENGINEER'S REPORT**

**MISCELLANEOUS**

**Approval Of Invoices – Board Professionals**

Approval of the invoices submitted by the Planning Board professionals for the months of January, February and March 2010.

**Subcommittee Reports**

Master Plan Subcommittee  
Ordinance Subcommittee  
Building Design Subcommittee  
Site Plan Committee

**MINUTES**

Approval of the minutes of the April 1, 2010 Workshop Meeting.

**COMMUNICATIONS**

State Planning Conference - April 23, 2010

**HIGHLANDS WATER PROTECTION & PLANNING ACT/NJ DEP CORRESPONDENCE**

1. Notice of application to the NJDEP, received March 30, 2010, for a Highlands Preservation Area Approval and Highlands Resource Area Determination submitted by Oak Ridge Road Associates LLC, 209 Oak Ridge Road, Block 15901; Lot 1 with regard to an existing industrial facility with a proposed parking lot expansion.
2. Notification of an application to the NJDEP, received April 7, 2010, for a GP #25 with regard to the repair of an existing septic system for Yoram Rosen, 64 Kitchell Lake Drive, Block 4901; Lot 15.
3. Highlands Act – Exemption #4; Water Quality Management Plan – Consistent, dated April 1, 2010, for improvements to the Nosenzo Pond Dam, Block 9302; Lot 16, for the Roman Catholic Diocese of Paterson.
4. Highlands Act – Exemption #5; Water Quality Management Plan – Consistent, dated March 29, 2010, for a residential addition and septic system replacement, Block 12001; Lot 36.01, 166 Maple Road, for Oleksiy and Tomira Luchynski.
5. Updated Highlands Act Determination – Exempt; Water Quality Management Plan – Consistent, dated March 26, 2010, for Shiloh Bible Camp Gymnasium, Block 6002; Lot 47, based on the revisions to the WQMP to identify the existing discharge to groundwater wastewater treatment and disposal facility that serves the Shiloh Bible Camp.
6. Copy of an application for a GP#25, received April 6, 2010, for Block 3005; Lot 1, 47 Dogwood Lane, with regard to replacement of a malfunctioning septic system.
7. Authorization for a Freshwater Wetlands General Permit, Water quality Certification and Waiver of Transition Area for Access for Block 9302; Lot 16, Roman Catholic Diocese of Paterson, with regard to the rehabilitation of the Nosenzo Pond Dam.

8. Copy of an application for a general permit received April 13, 2010 for Block 6001; Lot 7, 418 Morsetown Road, Raymond Spellman, with regard to clearing of trees and installation of a subsurface sanitary system.
9. *No Further Action* letter, dated March 26, 2010, for Block 14702; Lot 8, 18-24 Kanouse Road, for Kanouse Enterprises Inc, with regard to removal of a 6,000 gallon underground #2 Fuel Oil Storage Tank.
10. *No Further Action* letter, dated March 25, 2010, for Block 408; Lot 25, 64 Larchmont Drive, for Michael and Deborah Prus, with regard to remediation of a 550 gallon underground fuel oil storage tank and associated contaminated soils and limited area of contaminated surface runoff on Lot 24.
11. Public Notification from Exxon Service Station, Block 3504; Lot 31, Lakeside Road, NJDEP Case #09-07-20-1606-22, noting that compounds have been detected in the soil and groundwater within the property boundary, and advising that Exxon Mobil is working with the NJDEP to complete the environmental work at this site.
12. Copy of a Letter of Resolution from the NJDEP, dated March 26, 2010, sent to Gregg Rodriguez, 50 Oxbow Lane, Block 14901; Lot 35, with regard to restoration of the site under the direction of the DEP.
13. Copy of a letter from NJDEP, dated March 25, 2010, to Christopher Coughlin, Camp Wyanokie Commission, with regard to completion of the work on the Boy Scout Lake Dam, NJDEP File No. 22-182, Class III, and noting that inspections are required every 4 years.
14. Letter from Tennessee Gas Pipeline, dated March 29, 2010, notifying the Township of outreach efforts that will be ongoing during the 300 Line Project.
15. Copy of a letter from the NJDEP to the City of Newark regarding the Macopin Reservoir Dam and Cedar Pond Dam, advising that the Macopin Reservoir Dam compliance schedule (CS) is acceptable, but the CS for the Cedar Pond Dam is unacceptable, and requesting a more aggressive schedule for repair of the dam.
16. Copy of a letter from the NJDEP, dated March 29, 2010, to the Roman Catholic Diocese of Paterson, regarding the Nosenzo Pond Dam (NJDEP File No. 22-241), advising that the dam is a Class II dam (Significant Hazard), and requiring the owner to provide a construction schedule within 15 days of the receipt of this letter.
17. Potable Well Water Analysis in the vicinity of the Shell Service Station #138443, Route 23 and Union Valley Road for the following: Marco Silvestri, Block 14605; Lot 1-4, Lakeland Plaza 1 & 2, Buddy Bealer, Shell Oil Co., Block 14604; Lot 1, and 23 Electric Supply, Block 576; Lot 1, noting that the water obtained from the wells were acceptable for drinking water purposes.

## **ADJOURNMENT**