

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
April 23, 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 – None.

MEMORIALIZATIONS

**RESOLUTION NO. 2015 - 07
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**

Granted: 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.

***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 – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Approval of invoices from January to March 2015.

MINUTES

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

Highlands Water Protection And Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Residual General Permit Authorization Renewal received from the NJDEP, dated April 1, 2015, for R-D Trucking, 1874 route 23, West Milford regarding a Residuals Transfer Facility.
2. No Further Action letter received from the NJDEP, dated April 2, 2015, for Block 13203; Lot 26, 391 Macopin Road, regarding the removal of a 1000 gal #2 Heating Oil UGST.
3. Notice from the NJDEP, dated April 2, 2015, regarding the publishing of the Centennial Update of the State Geologic Map. Visit <http://njgeology.org/enviroed/newslettter/v10n2.pdf>. Copies are also available for \$20.00.
4. Copies of correspondence from Hydrotechnology Consultants, Inc. (HCI), dated March 30, 2015, to various residents on Ringwood Lane, regarding Adelo Corporation, 2019 Greenwood Lake Turnpike, NJDEP Preferred ID # 227453, with respect to elevated levels of contaminants of concern (COC's) detected in the groundwater. HCI is requesting permission to collect water samples from potable wells in the vicinity to determine if the wells have been impacted.

Miscellaneous Correspondence Received/Sent

1. Invitation from Passaic County Planning Dept. - Open Space and City Green, Inc., dated April 10, 2015 regarding the Annual Community Garden Conference on May 16, 2015 at 171 Grove Street, Clifton, NJ at 10am. Reservations required – visit <http://gardenconference.eventbrite.com>.
2. Correspondence from Orange and Rockland, dated April 10, 2015, requesting that the Township advise them of any work planned or being performed in RECO's easements, and also to advise residents who plan to dig to call 811 before they begin any work.
3. HEPSCD certification of a Soil Erosion and Sediment Control Plan for Jennifer Hass, 176 Long Pond Road, Block 4004; Lot 2, regarding demolition and rebuilding of a single family dwelling.

ADJOURNMENT