

Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA

May 26, 2011

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, Robert Nolan, Douglas Ott, Geoffrey Syme, *Vacancy*, Councilman Philip Weisbecker
Chairman: Andrew Gargano
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.

PRESENTATION

APPLICATIONS

NEW APPLICATIONS

FILIPPO ENTERPRISES LLC
Minor Site Plan #PB-04-10-01
Bulk Variance

Block 2402; Lot 2

399 Lakeshore Drive; NC Zone

Seeking: Minor Site Plan approval and Bulk Variances for construction of a fenced and roof-covered smoking area for patrons.

PENDING APPLICATIONS

EXTENSION OF TIME

MEMORIALIZATIONS

NEW BUSINESS

Review of Land Use Application Checklist Revisions

Discuss Streetscape Requirements for Board Applications

Discuss Departmental Notice of Time Extension Requests

ORDINANCES FOR INTRODUCTION

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 services performed during the months of March, April 2011.

MINUTES

Approval of Minutes from the March 24, 2011 and April 28, 2011 Regular Meetings.

COMMUNICATIONS

1. Copy of a letter from Passaic County Planning Engineer to the NJDEP regarding an application for a Highlands Applicability Determination and Northeast Water Quality Management Plan with regard to the Clinton Road Bridge over Mossman's Brook, Block 16908; Lot 6, Clinton Road ROW, requesting that application process be expedited due to the urgency of the realignment project.
2. Mayors Fax Advisory from the NJLM regarding Regulation of Solar Panels by S-2006/A-3125, prohibiting municipal zoning ordinances from regulating solar panels and limiting fees on certain installations of renewable energy.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Correspondence from the Highlands Council, dated May 6, 2011, regarding Highlands Recommended Steps for Implementation of Plan Conformance Actions with a matrix table indicating the responsible entity for each action.
2. Notice of Administrative Completeness regarding an application for Highlands Determination for Donald and Kathleen Davies, Rockburn Pass, Block 5003; Lot 9 with regard to the construction of a 5 bedroom single family dwelling and septic system.
3. Notice of Administrative Completeness regarding an application for Highlands Determination for Paul Kas, Lukoil Site Plan, Block 6701; Lots 8 & 9, 1910 Union Valley Road, regarding the construction of a convenience store with an existing service station.

4. Copy of an application from the PSEG for a highlands Applicability Determination regarding the restoration of the right of way to the original width in accord with the BPU ROW maintenance requirements.
5. Notice of an application for a General Permit #25 from the NJDEP for Chris Gruber, 119 Morsetown Road, Block 5001; Lot 2 with regard to the alteration of an existing septic system with no expansion or change of use.
6. No Further Action Letter from the NJDEP dated April 13, 2011 for Robert Koeppel, 315 High Crest Drive, Block 12901; Lot 18, with regard to the removal of a 550 gallon #2 Heating Oil Underground Storage Tank System.
7. No Further Action Letter from the NJDEP dated May 10, 2011 for Earl Hine, 26 Binnacle Avenue, Block 7702; Lot 1, with regard to the removal of a 1000 gallon #2 Heating Oil Underground Storage Tank System.
8. No Further Action Letter from the NJDEP dated April 19, 2011 for Tina George, Lakeland Bank with regard to 1943 Union Valley Road, Block 3504; Lot 1, for removal of a 1000 gallon #2 Heating Oil Underground Storage Tank System.
9. No Further Action Letter from the NJDEP dated April 26, 2011 for Carol and Nick Ligosh, 123 Vreeland Road, Block 8802; Lot 27, with regard to the removal of a 550 gallon #2 Heating Oil Underground Storage Tank System.
10. Authorization dated May 10, 2011 for a Freshwater Wetlands General Permit and Water Quality Certification received from the NJDEP for the Restoration of the Lower Mount Glen Lake Dam, Block 11001, Lots 50 & 51.
11. Copy of an application to the NJDEP for an FHA Verification and Individual Permit and FWW Transition Area Waiver for Inserra/West Milford, 47 Marshall Hill Road, Block 6303; Lot 12 with regard to construction of a single family dwelling.
12. Copy of an update to a recent submittal of a Receptor Evaluation Form for Fredericks Fuel, 225 Oak Ridge Road.

ADJOURNMENT