

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

May 27, 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.

PUBLIC HEARING

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 – Update.

Draft Sign Ordinance – Update.

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 March and April 2010.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of the minutes of the April 22, 2010 Regular Meeting.

COMMUNICATIONS

1. Mayors Fax Advisory dated May 5, 2010 regarding the Elimination of the Time of Decision Law regarding land use applications in NJ.
2. Notice from PSE&G that brush mowing as part of their vegetation management work on the PSE&G easement will begin on or about August 2010.
3. Certification of a Soil Erosion and Sediment Control Plan, dated April 23, 2010, received from the HEPCD for James Goble, 18 Apple Lane, Block 14113; Lot 47.

HIGHLANDS WATER PROTECTION & PLANNING ACT/NJ DEP CORRESPONDENCE

1. Notice of Authorization dated May 11, 2010 for Freshwater Wetlands G.P. #25 and Waiver of Transition Area for Access for Raymond Spellman, 418 Morsetown Road, Block 6001; Lot 7 regarding repair or alteration of malfunctioning individual subsurface sewage disposal system.
2. Copy of application to the NJDEP received May 14, 2010 from Joseph and Mary Ragonese, 8 Hickory Avenue, Block 6002; Lot 10 regarding an application for a GP #25 for a septic alteration with no expansion or change in use.
3. Copy of an application for a Highlands Applicability Determination, received May 13, 2010 from McKittrick Engineering, regarding Cefes Financial, Inc. (Harold Smith) for the construction of a single family dwelling on Block 16504; Lot 4, Apple Tree Lane/Dan Jennings Road.
4. Copy of an application for a Highlands Applicability Determination, received May 13, 2010 from McKittrick Engineering, regarding Cefes Financial, Inc. (Harold Smith) for the construction of a single family dwelling on Block 1806; Lot 4, Magnolia Road.
5. Flood Hazard Area Applicability Determination, dated May 11, 2010, received for Jeff Nackowitz / Theresa LaCava for Block 3005; Lot 1 – no written flood area approval is required for replacement of the subsurface sewage disposal system.
6. Notice of Administrative Completeness for Highlands Applicability and WQMP Consistency Determination, dated May 10, 2010, received from the NJDEP for Lipari Property, Block 5306; Lot 4.02, Split Rock Road.

7. No Further Action and Covenant Not To Sue Letter dated May 17, 2010 received from the NJDEP for Alaina Scala, 3 crest lake Drive, Block 16701; Lot 8 regarding removal of a 550 gallon #2 Fuel Oil Underground Storage Tank and associated contaminated soils.
8. Highlands Exemption #4 and WQMP–Consistent – dated May 7, 2010, received for Michael VanderPloeg, Shoebox Storage, LLC, Block 16006; Lot 1.01, 140 Oak Ridge Road, regarding the demolition of existing buildings, several accessory buildings and several impervious pads and paths associated with Fairy Tale Forest, and construct a new multi-use building that will include commercial use and residential apartments and storage facilities, with new parking and loading area and new septic.
9. Authorization dated April 27, 2010 for a Freshwater Wetlands GP #25 and Waiver of Transition Area for Access for Yoram Rosen, Block 4901; Lot 15, 64 Kitchell Lake Drive, regarding an on-site wastewater treatment system.
10. Authorization dated April 27, 2010 for a Freshwater Wetlands GP #25 and Waiver of Transition Area for Access for Jeff Nachowitz and Theresa LaCava, Block 3005; Lot 1, 47 Dogwood Lane, for installation of a Peat & Drip Disposal System.
11. Notice from McKittrick Engineering Associates, dated May 7, 2010, regarding the anticipated application for a NJDEP TWA-Treatment Works Approval for construction of a new septic system, Block 15803; Lot 4, at 4 Oak Ridge Road.
12. Notice of Administrative Completeness for Highlands Applicability and WQMP Consistency Determination, dated April 28, 2010, received for Michael Zupp, Block 12110; Lot 6; 9 Martha Street for the construction of a new single family dwelling.
13. Application copy received on April 23, 2010 regarding a GP #25 for installation of a new septic system at Block 7005; Lot 4; 6 Glencross Road, for Robert Michaud.
14. Copy of an application to the NJDEP for a GP #25 regarding installation of a new septic system with no expansion or change in use for Andrzej Soljan, Block 8509; Lot 8, 65 Dockerty Hollow Road.
15. NJDEP Child Care Facility Approval Letter, dated April 30, 2010, received for Omni Day School, Block 7702; Lot 7.
16. Follow up Notice of Violation, File #1615-09-0016.1, dated April 30, 2010, received for Kenneth and Lisa Perry, 93 Morsetown Road, Block 5001; Lot 4, for failure to take certain actions to comply with the Freshwater Wetlands Protection Act which required submission of a plan to restore the disturbed area or application for a permit to allow the disturbance.
17. Notice dated April 21, 2010 from the NJDEP that the Application Status for a WQMP for David Koblitz, 225 Ridge Road, Block 8704; Lot 26 was Cancelled for failure to submit required information outlined in the October 19, 2009 Letter of Technical Incompleteness.
18. Agency Determination–Highlands Act–Not Major Highlands Development; WQMP–Consistent, dated April 15, 2010, received for George DeGraw, Brookside Development, LLC for Block 14601; Lot 5 (5.01 & 5.02); 121 Union Valley Road, regarding a proposed minor subdivision.
19. Agency Determination–Highlands Act–Not Major Highlands Development; WQMP–Consistent, dated April 15, 2010, received for George DeGraw, Brookside Development, LLC for Block 14601; Lot 6 (5.03 & 5.04); 121 Union Valley Road, regarding a proposed minor subdivision.

ADJOURNMENT