

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

June 24, 2010

7:30 p.m.

Main Meeting Room of Town Hall

CANCELLED

CANCELLED

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 – None.

APPLICATIONS

EXTENSION OF TIME REQUESTS – None.

PENDING APPLICATIONS

1952 UNION VALLEY ROAD, LLC
Preliminary & Final Site Plan #0820-0167AB
Bulk Variance
Block 3601; Lots 1 & 3
1952 Union Valley Road; CC Zone

Seeking: Preliminary and final site plan approval and variance relief regarding the removal of an existing 1200 square foot retail structure and the construction of a new 5000 square foot 2- story delicatessen with two apartments, including construction of parking lot and new entrance on Union Valley Road.

NEW APPLICATIONS – None.

NEW BUSINESS

M2 Associates Inc. Report – Status of Water Use Permitting for Village on Ridge Project.

Finn Property Structures and Town Center Historic Designation – Request for status from Historic Preservation Commission.

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION

Updated 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 April and May 2010.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of the Planning Board Minutes of the May 27, 2010 and June 3, 2010 Regular Meetings.

COMMUNICATIONS

1. Memo from West Milford Historic Preservation Commission regarding Block 7903; Lot 13, Union Valley Road, requesting consideration of structures on the “Finn property” for historic significance, and requesting the status of the Main Street Historic Designation with regard to the Master Plan.

HIGHLANDS WATER PROTECTION & PLANNING ACT AND NJ DEP CORRESPONDENCE

1. Flood Hazard Area Applicability Determination dated June 1, 2010 received for Andrzej Soljan regarding Block 8509; Lot 8, 65 Dockerty Hollow Road, for a septic alteration.
2. Authorization for Freshwater Wetlands Statewide GP No. 25 and Waiver of Transition Area for Access dated June 3, 2010 for Andrzej Soljan, Block 8509l Lot 8.
3. Notification of an application for a General Permit #25 for a septic alteration for 38 Florence Road, Block 906; Lot 5.
4. Letter from the NJDEP regarding Upper Mount Glen Lake Dam, advising John Kasper, 22 Rosemont Avenue, Block 11302; Lot 37, that the spillway for the dam is located on his property, and he is required to bring the dam into compliance.

5. Addendum to Highlands Applicability Determination and WQMP Consistency Determination from Black & Veatch to NJDEP for the AT&T/New Cingular Wireless Facility on Greenwood Lake Turnpike and East Shore Road regarding the installation of radio equipment on a concrete slab within an existing fenced equipment compound, with antennas to be installed on exiting monopole.
6. No Further Action and Covenant Not To Sue letter received for Harriet Hodges, 180 High Crest Drive, Block 13202; Lot 1 with regard to removal of a 550 gallon No 2 Fuel Oil Underground Storage Tank.
7. Letter from NJDEP regarding Michael VanderPloeg, Shoebox Storage LLC, Block 16006; Lot 1.01, 140 Oak Ridge Road, replying to a request for information on Condition B of the Highlands Applicability Determination. Following review, the DEP determined that the area of concern is within the exempted area and does not violate Condition B.
8. Copy of a Highlands Applicability Determination application received June 14, 2010 from Inserra West Milford LLC for Block 6303; Lot 12, 47 Marshall Hill Road, regarding construction of a single-family 4-bedroom residence and septic system.
9. Notice of Technical Incompleteness regarding an application for a Highlands Applicability and Water Quality Management Plan Consistency Determination for Jack Lipari, Split Rock Road, Block 5306; Lot 4.02, requesting additional documents including a land survey with the disturbed area delineated, and supporting calculated values for proposed impervious surfaces and areas of disturbances.

ADJOURNMENT