

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

June 25, 2009

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, Richard McFadden,
Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme,
Councilman Philip Weisbecker
Alternates: Michael Siesta, Kerry Goceljak
Chairman: Andrew Gargano
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

TIME EXTENSIONS

Carried from May 28, 2009

RICHARD SLIFER

Preliminary and Final Site Plan #0620-0260AB

Block 15701; Lot 34

5 Allison Avenue; HC Zone

Seeking: A One-Year Time Extension for Final Site Plan Approval.

PENDING APPLICATIONS

1952 UNION VALLEY ROAD, LLC

Complete: September 8, 2008

Preliminary & Final Site Plan #0820-0167AB

Decision By: July 2, 2009

Block 3601; Lots 1 & 3

Seeking: Preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

NEW APPLICATIONS

NEW BUSINESS

Discussion - Addendum to Developer's Agreement for Sunny Blue, LLC / Walgreen's.

MEMORIALIZATIONS

RESOLUTION #2009-11

1952 UNION VALLEY ROAD, LLC

Preliminary & Final Site Plan #0820-0167AB

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

ORDINANCES FOR INTRODUCTION

Amendments to Ordinance 2009-007 Establishing Procedures for Temporary Outdoor Display and Sale of Merchandise and Seasonal Farmer's Markets.

ORDINANCES REFERRED FROM COUNCIL

PLANNING BOARD PLANNER'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

PLANNING BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of minutes of the May 28, 2009 Regular Meeting of the Planning Board.

COMMUNICATIONS

1. Notice of Violation from the NJ DEP Bureau of Coastal and Land Use Compliance & Enforcement received on May 22, 2009 for Gregg & Loree Rodriguez, Block 14901; Lot 35, 50 Oxbow Lane, regarding placement of soil and grading within 2000 sq. ft. of a riparian buffer without permits.
2. Approved Freshwater Wetlands Transition Area Redevelopment Waiver dated May 19, 2009 for the WM M.U.A. Awosting Wastewater Treatment Plant, with conditions.
3. No further Action and Covenant Not To Sue received from the NJ DEP dated May 26, 2009 for Gregory Wright, 181 High Crest Drive with regard to a 550 gallon UST remediation.
4. Applicability Determination regarding Flood Hazard Area for Block 4106; Lot 1 – No approval necessary as the proposed project is not a major development.
5. Application for a Treatment Works Approval received on May 28, 2009 for Shiloh Bible Camp regarding a septic system replacement for Block 6002; Lot 47.
6. NJ Site Remediation and Reform Act and NJ EDA Clean Energy Solutions Grants & Loans Program – June 29, 2009 – Public Safety Academy, Wayne, NJ.

7. Administrative Order and Notice of Civil Administrative Penalty Assessment for Ernie and Barbara Suto, Block 11001; Lot 58, 24 Dudley Street, regarding unauthorized activities within the stream channel, State open waters, and the delineated flood hazard area of West Brook by regarding.
8. No Further Action and Covenant Not to Sue letter received from the NJ DEP dated June 11, 2009 for Andrezej Krempaski, 59 Sugar Maple Avenue, Block 15301; Lot 1, regarding removal of a 1,000 gallon #2 Heating Oil Underground Storage Tank System.
9. Notice of a General Permit Application received for Louis & Lorraine Ponce, 28 Vreeland Road, regarding the cutting or clearing of trees and the removal and replacement of an existing subsurface sanitary disposal system.
10. Notice of a General Permit Application received for Mark Terpsta and Tracey Timothy, 63 Oxbow Lane, regarding the cutting or clearing of trees and the removal and replacement of an existing septic field.
11. Notice from Cherry, Weber & Associates regarding anticipated replacement of the Bi-County Bridge 1400 – 323 Cozy Lake Road over the Pequannock River, Jefferson Township, Morris County and West Milford Township, Passaic County.
12. Letter from the NJ DEP regarding the West Milford Lake Dam, dated June 10, 2009, advising the Township that they would be responsible and financially liable for the breaching of the dam if ownership was transferred to the Township.
13. Recertification of a soil erosion and sediment plan for Fieldstone at Highcrest Lake received on June 15, 2009 from Hudson Essex Passaic Soil Conservation District.
14. Approval notice from the NJ DEP to Camp Vacamas, 256 Macopin Road, regarding the Henion Pond Dam interim repairs to address subsidence problems on the crest, and outlining the conditions necessary for the interim repairs that must be completed by July 15, 2009.
15. Notice from the NJ DEP to Joan Krause, 7 Madelyn Avenue, accepting the Remedial Action Report, but referring any concerns about well water should be addressed with an analysis from a NJ certified laboratory.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Additional information sent to NJ DEP on May 20, 2009 regarding Technical Incompleteness for a Highlands Applicability Determination for Shoebox Storage, Block 16006; Lot 1.01.
2. Highlands Exemption #4 and Water Quality Management Plan Consistency received from the NJ DEP dated June 17, 2009 for Vincent Lanza (Vreeland Store), Block 9501; Lot 12, 1385 Macopin Rd., subject to receipt of all required permits and approvals by Federal, State, County and local entities, and subject to the approval being nullified if there is a change in use or scope of the project, a change in the method of wastewater treatment, or if the information submitted is later deemed inaccurate.

ADJOURNMENT