

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
June 25, 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**

**538 LAKESIDE ROAD LLC**

**Preliminary /Final Site Plan #PB-09-14-03**

Block 3610; Lot 30

Greenwood Lake Turnpike; LC Zone

**Seeking:** Preliminary and Final Site Plan approval for Block 3610; Lot 30, Greenwood Lake Turnpike for the construction of a marine supply and boat storage facility on an existing gravel parking lot, with installation of privacy fencing and parking for boat storage.

**MEMORIALIZATIONS** – None.

**\*RESOLUTION NO. 2015 –**

**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** –

**BOARD ATTORNEY’S REPORT** –

**BOARD ENGINEER’S REPORT** –

**MISCELLANEOUS**

Approval of invoices from the Planning Board professionals for May 2015.

**MINUTES**

Approval of Minutes from the April and May 2015 Regular Planning Board meetings.

**Highlands Water Protection And Planning Act Correspondence**

1. Notification of an Application for a Highlands Applicability Determination for a project on Nosenzo Pond Road, Block 9302; Lot 16, submitted to the NJDEP by the Township of West Milford.
2. Highlands Pre-Application Meeting Follow-up correspondence from the NJDEP to the Township of West Milford, dated June 11, 2015, regarding “Renovations to Nosenzo Pond Park”, Block 9302; Lot 16, advising that the proposed project may be exempt from the Highlands under Exemption #4 if the net increase in impervious is less than 0.25 acres from the amount of impervious that existed in 2004, and is less than 25% of the impervious that existed in 2004. An application for a Highlands Applicability Determination would verify if the exemption is applicable.

**NJ Department of Environmental Protection Correspondence**

1. No Further Action notice received from the NJDEP, dated June 9, 2015, regarding removal of a 1000 gal U.G.S.T. at 684 Morsetown Road, Block 6102; Lot 13, Joseph Aurelia..
2. No Further Action notice received from the NJDEP, dated June 2, 2015, regarding removal of a 1000 gal U.G.S.T. at 68 Morsetown Road, Block 4903; Lot 13, Joel & Michelle Freire.
3. Notification from the NJDEP, Division of Water Monitoring and Standards, dated June 15, 2015, advising that the grant submitted by the Township of West Milford Environmental Commission, through Princeton Hydro, entitled “Proposal Submitted in Response to the SFY2015 319(h) Request for Proposals: “Continue to Implement Watershed Based Measures to Reduce NPS Loading and Comply with the New Jersey End of Greenwood Lake (Passaic County NJ – Orange County NY) TMDL for Total Phosphorous” will not receive funding at this time.

**Miscellaneous Correspondence Received/Sent**

1. Notice of public hearing and consideration of final adoption, received from the Township of West Milford, to be held on June 17, 2015 regarding “Ordinance of the Township of West Milford, County of Passaic, State of New Jersey Vacating the Unimproved Portion of a “Paper Street” Know as Quinty Place.”
2. Hudson Essex Passaic Soil Conservation District notice, dated June 1, 2015, certifying the soil erosion and sediment control plan for 3.5 years for Union Valley Land Trust Site Improvements for a minor site plan at 1554 Union Valley Road, Block 6301; Lot 5.
3. Hudson Essex Passaic Soil Conservation District notice, dated May 15, 2015, re-certifying the soil erosion and sediment control plan for Shop Rite Expansion – Revised Layout, Marshall Hill Road, Block 6303; Lots 15 & 16, until November 4, 2018.

**ADJOURNMENT**