

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
June 26, 2014
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, Andrew Gargano, Robert Nolan, Douglas Ott, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme
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

NEW APPLICATIONS

ROBERT & BARBARA SCHMIDT

Amended Minor Subdivision & Bulk Variances #PB-04-14-01

Block 2001; Lots 12.01 & 12.02

11 & 13 Paterson Road; LR Zone

Seeking: Amended Minor Subdivision and Bulk Variances for correction to previously filed deeds and surveys from a two lot minor subdivision approved in 2005. Variances requested include Lot Area, Lot Frontage, Lot Width, Principal Building Side Yard Setback, Principal Building Coverage, Accessory Building Side Yard Setback, and Accessory Building Coverage.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS –

Draft Community Forestry Management Plan – Referred from Environmental Commission for review.

Draft Sustainable Land Use Pledge – Referred from Environmental Commission and Green Team/Sustainable Subcommittee - Review and Comment for consideration by Township Council.

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 – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the months of April and May 2014.

MINUTES

Approval of Minutes from January 9, 2014, April 3, 2014, and June 5, 2014 Regular Planning Board meetings.

CLOSED SESSION

RESOLUTION No. 2014-09

- Triple T Construction, LLC; Scott Ridings; Organic Waste Solutions; Organic Waste Systems LLC, Plaintiffs Vs. Township of West Milford; Township of West Milford Planning Board; Nancy Gage; Vincent Lupo; and J. Does 1 – 12, Defendants;
Docket No. PAS-L-001119-14.

Highlands Water Protection And Planning Act Correspondence

1. Notice from Ferriero Engineering, dated May 27, 2014, on behalf of the Township of West Milford, advising of an application for a Highlands Exemption for 30 Lycosky Drive, Block 6002; Lot 28.01.

NJ Department of Environmental Protection Correspondence

1. No Further Action and Covenant Not To Sue notice, dated June 9, 2014, received for 13 Mary Street, Block 11001; Lot 14, regarding the removal of a 550 gallon #2 H.O. UGST.
2. No Further Action and Covenant Not To Sue notice, dated June 12, 2014, received for 37 Oak Drive, Block 16302; Lot 13, regarding the removal of a 550 gallon #2 H.O. UGST.
3. Public Notification and Community Outreach notice, dated June 10, 2014, received from HCI, regarding Adelo Corporation, 2019 Greenwood Lake Tpk, Block 3603; Lot 7, providing an update of the environmental contamination remedial investigation phase, prompted by the presence of volatile organic compounds (VOC’s) in the groundwater. Investigation activities completed to date include soil investigation, groundwater investigation of the shallow and intermediate zones, and vapor intrusion investigation of the subject and surrounding properties.
4. Classification Exception Area/Well Restriction Area (CEA/WRA) Fact Sheet, received June 3, 2014, from GES-Groundwater and Environmental Services, dated 04-30-14, regarding the Shell Service Station, Newfoundland, NJ #9527, Block 14604; Lot 1, Case Tracking #95-03-31-1421, 004714.
5. Public Notification and Outreach Notice, dated June 3, 2014, from Applied Service Corp., on behalf of the Bakker Residence, 13 Homestead Rd., Block 2709; Lot 5, regarding investigation and/or clean up of environmental contamination prompted by the presence of chemical constituents associated with gasoline found in the soil and ground water.

6. Request for Access for Potable Well Testing, dated June 4, 2014, received from Applied Service Corp., sent to various property owners, regarding 13 Homestead Road, NJDEP Incident # 14-05-20-1556-20.

Miscellaneous Correspondence Received/Sent

1. HEPSCD certification of soil erosion and sediment control plan, dated May 28, 2014, regarding *Aiello East Shore Wetlands Mitigation: Revised as per Alternate Plan A*, for property at 828 East Shore Road, Block 4402; Lot 1, certifying the plan through August 4, 2014.
2. HEPSCD certification of soil erosion and sediment control plan, dated May 6, 2014, regarding *Lanza Flanders 2 SFD* at 27 & 33 Flanders Road, Blocks 2707 & 2708; Lots 1 & 3, certifying the plan through November 6, 2017.
3. Notice from the Borough of Bloomingdale Planning Board, dated June 6, 2014, regarding a public meeting on Thursday, June 19, 2014 at 7:30 pm to consider the Periodic Re-Examination of the Master Plan relating to the Meer Tract and Tilcon Quarry.
4. Notice of a scheduled Public Hearing from the Town of Tuxedo regarding the Introductory Local Law #2 of 2014 entitled "Gaming Overlay District," which would create a gaming overlay zoning district to allow a gaming facility and related resort development in Tuxedo, NY, to be held on June 23, 2014 at 7:30 pm at the George F. Baker High School, One Tornado Drive, Tuxedo, NY.
5. Notice from the Passaic County Planning Department advising of a Public Hearing on amendments to the Corridor Enhancement Program to be held on July 22, 2014 at the Prospect Park Municipal Building, 106 Brown Avenue, Prospect Park, NJ at 5:30 pm. These amendments, recommended by the Passaic County Planning Board, would extend the corridor program to all County roads.

ADJOURNMENT