

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
June 28, 2012
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, Councilmember Luciano Signorino, *Vacancy*.
Chairman: Geoffrey Syme
Alternates: Michael Siesta, Steven Castronova
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

Highlands Master Plan Element Public Hearing – Charles McGroarty, P.P.

APPLICATIONS

EXTENSIONS OF TIME - None.

PENDING APPLICATIONS

TRIPLE T CONSTRUCTION, LLC
Preliminary & Final Site Plan #PB-03-11-01
W Bulk Variance

Block 6002; Lot 29
280 Marshall Hill Road; LMI Zone

Seeking: Preliminary and Final Site Plan for rehabilitation of an existing building and site to accommodate a warehouse/distribution center/office with construction storage. This application was initially heard by the Planning Board on December 1, 2011 and was carried due to revisions necessary prior to consideration for approval. The boat storage portion of the application, with approval granted by the Planning Board on October 27, 2011, was bifurcated from the remaining portion of the application.

NEW APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION No. 2012 - 9

OAK RIDGE ROAD ASSOCIATES, LLC

Preliminary /Final Site Plan #PB-11-11-04

Block 15901; Lot 1

197 - 209 Oak Ridge Road; LMI

Granted: Preliminary and Final Site Plan approval with conditions to construct a 21,916 s.f. parking lot in the LMI Zone.

CLOSED SESSION

RESOLUTION NO. 2012-10

- Braemar at West Milford, LLC v. Township of West Milford Planning Board and the Township of West Milford, Docket #PAS-L-5709-11.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

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 2012.

MINUTES

Approval of Minutes from the September 22, 2011, February 23, April 5, and May 24, 2012 Regular Meetings.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Twins Realty Group LLC application for a Highlands Applicability Determination received on June 15, 2012 regarding the demolition of two existing buildings and four trailers and construction of two new buildings for an existing pre-cast concrete manufacturing facility at 937 & 943 Burnt Meadow Road, Block 3906; Lots 9 & 10 and Block 6002; Lot 39.01. The new buildings will be constructed on existing impervious surfaces, with new septic and new parking area proposed, with total impervious coverage reduced by 8,500 s.f.

2. Notification dated June 12, 2012 received from E2 Project Management regarding an application for a Highlands Applicability and Water Quality Management Plan Consistency Determination for Verizon Wireless West Milford 8, 246 Morsetown Road, Block 4701; Lot 43, regarding the co-location of 12 wireless antennas on an existing 130 foot PSE&G electrical tower, with equipment shelter, CSC telco cabinet and meter bank.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Notification received June 22, 2012 from Environmental Compliance Brigade Corp., advising that the owner of Getty Petroleum/Lukoil, 1367 Union Valley Road, has failed to submit to the NJDEP an LSRP Notification by the deadline of May 7, 2012.

2. Notification from Buchart Horn, Inc., received June 22, 2012 regarding an application submitted to the NJDEP by the NJDOT for a Flood Hazard Area General Permit and a Freshwater Wetlands General Permit for the installation of rip rap along portions of the exposed footings on Route 23/Pequannock River Scour Repairs.
3. Community Notification Documents received from Synergy Environmental on June 18, 2012 for site remediation of the groundwater for the Lakeside Amoco, 2 Lakeside Drive, Hewitt, Block 3509; Lot 16.
4. Notice of a treatment works permit application for a septic alteration at The Manor At Smith Mills, 524 Hamburg Tpk, Block 12701; Lots 9.01, 9.02, 9.03 received on June 15, 2012 from Richard Deubert, P.E.
5. Notice from the NJDEP, dated June 12, 2012, regarding the High Crest Lake Dam, NJ Dam File No. 22-161, advising that the dam was in poor condition with studies and repairs necessary, and a conceptual design to be provided to the DEP by July 31, 2012. Also advised of a 2004 Dam Restoration Loan Program from the NJDEP that is available to fund dam restoration projects.
6. Notice from the NJDEP, dated June 7, 2012, advising that the Pettet Pond Dam, NJ Dam File No. 22-293, was found to be in fair condition with maintenance and repairs necessary, with a schedule for submission of repair details due by July 31, 2012.
7. Notice from the NJDEP, dated May 30, 2012, regarding the Lower Mount Glen Lake Dam, NJ Dam File No. 22-102, advising that the Bureau of Dam Safety has no objections to the replacement of a storage shed provided that it is within the footprint of the existing structure as shown on the plans.
8. Notice from the NJDEP, dated June 12, 2012, regarding the Butler Intake Reservoir Dam, NJ Dam File No. 22-3, advising that a review of the submitted report finds the dam to be in satisfactory condition with minor maintenance required.
9. Authorization Renewal Notice from the NJDEP Bureau of Nonpoint Source Pollution Control, dated June 5, 2012, regarding the Greenwood Lake Airport for the NJ Pollutant Discharge Elimination System Discharge to Ground Water General Permit under the Existing Sanitary Septic System General Permit that was effective June 1, 2003.
10. Notice of Violation, dated June 6, 2012 received from the NJDEP for the Tennessee Gas Pipeline 300 Line Upgrade, regarding the absence of the required Primary Level Venomous Snake Construction Monitor during re-vegetation activities in violation of condition 4a of the permits.
11. No further Action and Covenant Not To Sue notice received from the NJDEP, dated May 29, 2012, regarding 1163 Macopin Road, Block 10102; Lot 3 for the removal of one 550 gallon #2 heating oil underground storage tank.

CORRESPONDENCE

1. Notice from the NJ Planning Officials that they will host lunchtime webinars for new Planning Board and Zoning Board of Adjustment members, with recorded webinars available to the public at a later date at www.NJPO.org
2. Notice from the Township Clerk regarding a request for a waiver to permit a street opening for the installation of gas service at 26 Ridge Road, with waiver required for any roads paved within a period of five years.
3. Certification of the soil erosion and sediment control plan received from the HEPSCD for Verizon West Milford 8-Tower 61-4 PSE&G, 246 Morsetown Road, Block 4701; Lot 22, 43, dated May 21, 2012.
4. Certification of the soil erosion and sediment control plan received from the HEPSCD for Reilly Ridge Rd. Fill & Grade, 281 Ridge Rd., Block 8602; Lot 17, dated May 21, 2012.
5. Notice from Rockland Electric, dated May 30, 2012, requesting that we advise them of any work that we become aware of taking place in RECO easement areas located in the Township, noting that working in the easement areas and placement of obstructions in the easements is restricted.

ADJOURNMENT