

Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA

July 22, 2010

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, Linda Connolly, Christopher Garcia, Douglas Ott, Geoffrey Syme, *Vacancy*, 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

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.

EXTENSION OF TIME REQUESTS

ERIC & CAROL LOUER
(Greenwood Lake Animal Hospital)
Preliminary Site Plan #0620-0249A
Block 3503; Lot 46
1925 Union Valley Road; CC Zone

Seeking: Time Extension for Preliminary Site Plan Approval.

NEW APPLICATIONS

ERIC & CAROL LOUER
(Greenwood Lake Animal Hospital)
Final Site Plan #PB-05-10-06
Block 3503; Lot 46
1925 Union Valley Road; CC Zone

Seeking: Final Site Plan Approval for renovation and expansion of Greenwood Lake Animal Hospital.

NEW BUSINESS

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

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

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, May, June 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.

2. Hudson Essex Passaic Soil Conservation District notice, dated June 16, 2010, certifying the soil erosion and sediment control plan for Shiloh Bible Camp Gymnasium, Block 6002; Lot 47, 753 Burnt Meadow Road.

3. Notice from the NJ League of Municipalities regarding the 5 year Bid Threshold Increase for award of contracts by various state contracting units, from \$21,000 to \$26,000.

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 8509 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.

10. Notice of Administrative Completeness, pending further review, dated June 21, 2010, from the NJ DEP regarding an application for Highlands Applicability and Water Quality Management Plan Consistency Determination for Inserra – Proposed Single Family Residence, Block 6303; Lot 12, 47 Marshall Hill Road.

11. Highlands Act – Exempt, Exemption #4 and #6; Water Quality Management Plan – Consistent, received for Michael Hoek and West Milford Presbyterian Church, Block 7903; Lots 11 & 12, regarding the expansion and improvement to the parking lot for Town Cycle.

12. Letter to the NJ DEP, dated June 14, 2010, from Giordano, Halleran & Ciesla, requesting withdrawal of an application for Highlands Determination for the Tennessee Gas Pipeline 300 Line Project.
13. Notice of Withdrawal of Pending Highlands Preservation Area Approval, dated June 21, 2010, for Lin Cellular Communications/Thomas Ambrosino for Block 2802; Lot 3 received from the NJ DEP.
14. Notice of Technical Deficiencies from the NJ DEP, dated June 28, 2010, for David Lindroth, SRP PI #208828, for 85 Broadway, Block 11002; Lot 21, outlining several deficiencies to be addressed prior to closure of the case, including failure to conduct remediation in accordance with NJAC 7:26E, failure to conduct Remedial Investigation of ground water when required, and failure to include fully executed manifests documenting offsite transport of waste material in the Remedial Action Report.
15. Notice of an application for a GP 25 for Richard Zorilla, Block 12307; Lot 45, 2 Truro Road, regarding installation of a septic system for an existing dwelling with no expansion or change of use.
16. Notice of an application for a GP 25 for Diane Duciewicz, Block 402; Lot 1, 37 Commanche Lane, regarding installation of a septic system for an existing 3 bedroom dwelling, including the removal of trees and shrubs.
17. Notice from the NJ DEP, dated June 18, 2010, approving an extension request for the West Milford DPW Banker Road Depot, SRP PI #022271 regarding the submission of the Preliminary Assessment/Site Investigation Remedial Action Reports to January 30, 2010 (2011?).
18. Public Notice received June 25, 2010 from the NJ DEP Division of Water Supply regarding the Tennessee Gas Pipeline 300 Loop Project for Temporary Dewatering Applications to divert water from a series of trenches and six surface water sources in Wantage, Vernon, and West Milford for the installation of a 30-inch natural gas pipeline. The surface water sites in West Milford Township are at the Bearfort Waters and Monksville Reservoir. Comments requesting a hearing must be received by July 14, 2010. A hearing has been scheduled for July 22, 2010 at 11:00 AM at the NJ DEP, 3rd Floor, 401 East State Street, Trenton, NJ and will be cancelled if no requests or comments are received by July 14, 2010.
19. Letter to the NJ DEP, dated June 24, 2010, from Michael Rudolph, Esq., attorney for John Kasper, regarding Mt. Glen Lake Association dam repair, requesting additional time to complete the research necessary to reach an acceptable resolution with the Association on the matter of the dam repair.
20. Letter from the NJ DEP, dated June 25, 2010, to the Bald Eagle Village and Condo Association, regarding the Pettet Pond Dam, NJ File #22-293, approving the Class III, low hazard classification with a 100 year storm design.
21. Notice of an application for a GP 25 for Catherine Cannella, Block 7501; Lot 3, 12 Binnacle Avenue, regarding installation/alteration of a septic system, including the removal of trees and shrubs.
22. Notice of an application for a GP 11 for Bruno Walczak (Xander Homes LLC), Block 8509; Lot 15, 8 Pinecrest Trail, regarding drilling of a new private well for an existing 2 bedroom house in a wetlands transition area in an area already modified by an existing gravel driveway.
23. Flood Hazard Area Applicability Determination received from the NJ DEP, dated May 28, 2010, for James and Linda Antonucci, Block 101; Lot 29, regarding a proposed single family dwelling along Sawmill Pond Brook, advising that an individual flood hazard area permit must be obtained prior to commencement of the project.
24. Flood Hazard Area Applicability Determination, dated June 18, 2010, received for Everitt Burrows, regarding Block 3509; Lot 6, 22 DeHart Avenue, advising that an individual flood hazard

area permit must be obtained prior to commencement of a proposed septic alteration along Greenwood Lake.

26. Letter from the NJ DEP, dated June 17, 2010, to the Township of West Milford, regarding Gordon Lakes Dam, NJDEP Dam File #22-74, advising that the completion report and as built documents submitted have been reviewed and a determination made that the dam was constructed in accordance with the plans submitted and specifications approved. Also requested inspection of eroded riprap, especially following heavy rains, and repaired when necessary, following notification of the NJDEP.

27. Letter from the NJDEP, dated June 16, 2010, to West Milford Township M.U.A. regarding the Draft Surface Water Renewal Permit Action for Sanitary Wastewater, NJPDES Permit #NJ0028541, for the Birch Hill Park STP.

28. Notification of Withdrawn Application Status for HAD and WQMPCD, dated July 12, 2010, from the NJDEP regarding the Tennessee Gas Pipeline 300 Line Project Eastern Alternative. The project included an alternative alignment for an existing natural gas delivery system for the following West Milford Blocks/Lots 17401/1, 17302/7, 17302/8, 6902/32, 7101/7, 8, 9, 10, 13, 14 & 15, 6402/5, 6, & 7, 7001/1, 6401/5, 6607/1, 6404/12, 13, 2.01, 8, 2.02, 6 & 7, 6002/33, 37, 38, 39.01 & 39.02, 4601/ 8 & 17.

ADJOURNMENT