

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
July 23, 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**

**RESOLUTION COMPLIANCE HEARING**

**BRAEMAR AT WEST MILFORD, LLC**

**(Greene Valley Estates)**

**Final Subdivision #0610-1910B**

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

**Seeking:** Compliance hearing regarding Final Major Subdivision Approval for Block 10001; Lots 14, 19, 20, 23.

**PENDING 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**

**\*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 June 2015.

## **MINUTES**

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

## **Highlands Water Protection And Planning Act Correspondence**

1.

## **NJ Department of Environmental Protection Correspondence**

1. Potable Water Supply - Construction Permit # WCP150003, PWSID # 0714001, dated June 22, 2015, from the NJDEP-Division of Water Supply & Geoscience, for the Newark Water Department, Little Falls, NJ regarding the construction of a new mechanical dewatering facility to manage the Pequannock Treatment Plant’s residuals and thereby reduce the use of the sludge lagoon, as well as the distribution of water for potable purposes from said works, located at Route 23, West Milford, Block 14102; Lot 1.
2. No Further Action notice received from the NJDEP, dated June 24, 2015, regarding removal of a 1000 gal U.G.S.T. at 1527 Union Valley Road, Block 7621; Lot 1, for Lakeland Bank.
3. Response Action Outcome–Unrestricted Use, dated April 17, 2015, received June 26, 2015 from SRG-Site Remediation Group, regarding one 6000 gallon diesel fuel UST, one 6000 gal kerosene UST, dispensers and associated piping at 2897 Route 23 South, Block 15804; Lot 18, Waseem Enterprises, Preferred ID #000986, UST Closure #N14-950, advising that the remediation is completed in compliance with the Administrative Requirements for Remediation of Contaminated Sites.
4. NJDEP-Northern Bureau of Water Compliance and Enforcement-Compliance Evaluation and Assistance Inspection Notification and Notice of Violation received, dated June 9, 2015, regarding the for West Milford Shopping Plaza, 1926 Union Valley Road, Block 6701; Lot 10, for Failure to Submit an Annual RTR by 03-02-15, Failure to Submit a Monthly DMR by 03-26-15 for February 2015 and by 04-26-15 for March 2015. Also, a review of the Discharge Monitoring Reports and Waste Characterization

Reports reviewed for the period of March 2014 – 2015 noted that the maximum concentration was not reported for Nitrogen, Nitrate Total on the DMR for August 2014 and December 2014.

5. Copy of correspondence from the NJDEP site Remediation Program, dated June 22, 2015, to various residents near the site of the A to Z Automotive Repair Center, 1692 Union Valley Road, Preferred ID #022644, to advise of Vapor Intrusion Evaluations that will be conducted to determine whether the occupants of the surrounding buildings are at risk for exposure to VOC's. Fact sheets regarding the occurrence of vapor intrusion, how testing is conducted and how it can be addressed were provided to each residence being evaluated. Residences include 9 St. George St., Block 7104, Lot 12; 13 St. George St., Block 7104, Lot 11; 18 St. George St., Block 7105, Lot 6; 20 Lou Ann Blvd., Block 7104, Lot 5; 21 St. George St., Block 7104, Lot 9; 22 St. George St., Block 7105, Lot 7; 24 Lou Ann Blvd., Block 7104, Lot 6; 25 St. George St., Block 7104, Lot 8; 16 Lou Ann Blvd., Block 7104, Lot 4; 14 St. George St., Block 7105, Lot 5.

**Miscellaneous Correspondence Received/Sent**

1.

**ADJOURNMENT**