

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

REGULAR AGENDA

July 24, 2008

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, Richard McFadden,
Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme,
Councilman Philip Weisbecker
Alternates: Michael Siesta, *Vacant*
Chairman: Andrew Gargano
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner : Charles McGroarty, P.P.
GIS Specialist: Rob Sparkes

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS

RICCARDO P. BOTTI

Site Plan Review Waiver #0820-0330W

Block 14701; Lot 50
62 Old Route 23; NC Zone

MICHAEL HOEK

Site Plan Review Waiver #0820-0331W

Block 7903; Lot 12
1468 Union Valley Rd.; VC Zone

MARIO PETROZZA

Site Plan Review Waiver #0820-0332W

Block 703; Lot 2
551 Warwick Tpke.; NC Zone

APPLICATIONS

TIME EXTENSIONS

BERKAN & ABBIE DEMIRBULAKI

Minor Subdivision #0610-1979

Variance #0730-0780

Block 3501; Lot 5

31 Elm Street, R-1 Zone

Requested: Time Extension for filing Minor Subdivision Deeds

EUGENE & ELAINE PRAIS

Preliminary Subdivision #0410-1961

Variance #0430-0654

Block 8401; Lots 22 and 23

114 Dockerty Hollow Road; R-2 Zone

Status of bifurcated application

NEW APPLICATIONS

AWOSTING ASSOCIATION INC.

Minor Subdivision #0810-1984

Bulk Variance #0830-0807

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Complete: June 9, 2008

Decision By: October 3, 2008

CONCEPT PLAN REVIEW

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Preliminary & Final Site Plan #0720-0308AB

Bulk Variance #0730-0793

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

MEMORIALIZATIONS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING DIRECTOR'S REPORT

MISCELLANEOUS

SUBCOMMITTEE REPORTS

MASTER PLAN SUBCOMMITTEE

ORDINANCE SUBCOMMITTEE

BUILDING DESIGN SUBCOMMITTEE

SITE PLAN COMMITTEE

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Review and approval of invoices from Paul Ferriero, Thomas Germinario, Esq., Charles McGroarty, P.P., and Hakim Associates.

MINUTES

Approval of minutes of the May 8, 2008 Workshop, May 22, 2008 Regular meeting.

COMMUNICATIONS

Notice of Deficiency from the NJDEP dated June 24, 2008 for Nicole Woronekin, 16 Commanche Lane for failure to conduct remediation at the site.

Conditional – No Further Action Letter and Covenant Not to Sue received from the NJ DEP dated June 25, 2008 regarding Gary Oppenheimer, 24 Clover Road, Newfoundland for site remediation.

Copy of application for Freshwater Wetlands General Permit #25 received for Amedeo Nazzaro at 14 Hirth Avenue, Newfoundland for a septic alteration.

Authorization for a Freshwater Wetlands General Permit # 25 for Castronova Corp. at Block 6401; Lots 10, 11.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notice from the NJ DEP regarding the Kitchell Lake Dam finding the dam to be in satisfactory condition with maintenance and minor repairs necessary (the Bureau of Dam Safety concurred), an acceptable timetable has been submitted for compliance, and the pedestrian bridge proposal is approved.

Notice from the NJDEP regarding Block 12305; Lots 17.01 and 17.02, Chiarello Family Trust, Burlington Drive, received July 3, 2008. Agency Determination – Highlands Act – Exempt #2 and Water Quality Management Plan – Consistent.

Notice from the NJDEP regarding Block 6404; Lot 1.02, Greenwood Lake Tpk., Decker Site Plan received July 11, 2008. Agency Determination – Not Exempt for Exemption #3 and Water Quality Management Plan – Consistent.

ADJOURNMENT

ADDENDUM TO AGENDA

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

JULY 24, 2008

REGULAR MEETING

PUBLIC HEARING

TOWNSHIP MASTER PLAN / OPEN SPACE PLAN

Public Hearing and Planning Board consideration of Amendment to the Township Master Plan to include Block 5708; Lot 1 (West Milford Lake) as part of the Open Space Greenway and Prioritization Plan of the West Milford Open Space Plan.