

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

MINUTES

July 24, 2008

REGULAR MEETING

The Regular meeting of the Township of West Milford Planning Board was called to order at 7:31 p.m. by Chairman Andrew Gargano, with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Chairman Andrew Gargano, Board Attorney Thomas Germinario, Esq., Board Planner Charles McGroarty, P.P., Board Engineer Paul Ferriero, P.E.

Absent: Councilman Philip Weisbecker, Michael Siesta

Chairman Gargano requested that an appointment be made to fill the vacant seat for Alternate Member #2. The Mayor noted that this was a Township Council appointment, but she would advise the Council of the request.

PUBLIC PORTION

Chairman Gargano opened the public portion of the meeting. No one was present to address the Board regarding matters other than those on the agenda, the public portion was closed on a **motion** by Mayor Bieri with a **second** by Chris Rosica.

SITE PLAN APPLICATION REVIEW WAIVERS

RICCARDO P. BOTTI

Site Plan Review Waiver #0820-0330W

Block 14701; Lot 50

62 Old Route 23; NC Zone

Rick Botti, 62 Old Route 23, Newfoundland, was present to address the Planning Board regarding his request for a site plan review waiver and was sworn in by the Board Attorney Thomas Germinario. Mr. Botti testified that he had renovated a vacant restaurant/bar to provide office space for his landscaping business. The building had two office spaces that were not rented at the present time and one apartment on the second level that was currently rented. He indicated that he wanted to enter into a rent/lease agreement with Merry Maids, and was before the Board for a site plan review waiver. Mr. Botti advised that he had purchased the site approximately two years ago and that his business was operated from office space in the rear of the building. He further advised the Board that he had provided barriers for parking spaces on a gravel lot and used the rear parking area for his equipment. The Township Attorney advised that the Board Planner noted inadequate parking on the site with the proposed leasing. Mr. Botti commented that the left side of the building is vacant and can be used for parking. The Board Planner, Chuck McGroarty, advised that the use requires 7.5 spaces and recommended that Mr. Botti file a minor site plan that would identify parking that would be suitable. Mr. McGroarty added that the site plan would identify the parking, lighting stripping, and paving, in addition to providing adequate parking for leasing. Paul Ferriero, Board Engineer advised that a minor site plan, prepared by an engineer, would better define what needs to be completed on the site. Mr. McGroarty added that a floor plan would be necessary for the multi use building. The Chair advised the applicant that a more detailed plan was required through a site plan and floor plan prepared by an engineer and architect. Mr. Ferriero asked Mr. Botti to have his professionals contact him and he will assist them with their preparation of the plans necessary. Mr. Botti informed the Board that the new tenant, Merry Maids, would like to start leasing in the beginning of September and inquired whether the site plan could be completed by then. Mr. Ferriero thought that it could be done in time and advised the applicant to have his architect and engineer contact him as soon as possible.

Motion to deny the site plan review waiver for Riccardo Botti made by Steven Castronova with a **second** by Douglas Ott.

Roll Call: **Yes** -Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

MICHAEL HOEK

Site Plan Review Waiver #0820-0331W

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

Michael Hoek, 192 Bearfort Road, was present to address the Board regarding his site plan review waiver for rental of the second floor of the bicycle shop he has owned for 22 years. He advised the Board that he had been before a prior Board in 2006 and it was recommended that he provide cross easements and a tenant before coming back before the Board. He added that he has a tenant that he wants to rent to who will operate a photo studio. He advised that the second floor was used for personal storage, that the location had an entrance in the front of the building, and the addition of a bathroom was planned. Mr. Germinario inquired about the parking and Mr. Hoek replied that parking on the side of the building was not delineated. A cross easement existed for parking by the Presbyterian Church and Town Cycle, the applicant's business. Mr. Hoek noted that the church wanted the easement limited to his business. Mr. Germinario advised that the easement letter from the Presbyterian Church was not legally binding, that easement must remain with the land and is recorded with the deed, adding that this was merely a license to lease. It was suggested that the easement be amended so that it would be subject to the type of business that currently exists. Mr. McGroarty expressed concerns with the parking, and noted that sufficient parking needed to be present for the two uses. The applicant was advised that a minor site plan was necessary in order for the issues addressed by the Board professionals to be addressed.

Motion to deny the site plan review waiver for Michael Hoek made by Steven Castronova with a **second** by Chris Rosica.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

MARIO PETROZZA

Site Plan Review Waiver #0820-0332W

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

The applicant was not present to address the Board regarding his request for a site plan review waiver. Mr. McGroarty advised the Board that the proposed auto body shop was not permitted in this zone. Mr. Germinario advised that the Board should deny the site plan review waiver as this use was not permitted. A Board member commented that there appeared to be automobile parts currently at the site.

Motion to deny the site plan review waiver for Mario Petrozza made by Chris Rosica with a **second** by Steven Castronova.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

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

Joseph Affinito, attorney for the applicant, was present to request a time extension for filing the deeds for the minor subdivision granted by the Planning Board on October 25, 2008 and memorialized on January 24, 2008, and relief from a condition of approval for Highland's exemption. Mr. Affinito advised the Board that it was the applicant's position that their minor subdivision was not a major Highland's development. The subject property was a single lot with two dwellings, and the subdivision created a separate lot for each dwelling, bringing it in conformity with the zone. Mr. Ferriero, Board Engineer, concurred that this was not a major subdivision as the two houses were existing. Several items necessary for conditions of approval to be satisfied had been completed. Mr. Germinario, Board Attorney, advised that a 60-day extension should be sufficient to have the deeds reviewed and filed. A Board member inquired about a fence that was in disrepair that is partially in the adjacent church's property. The applicant advised that a letter was sent to the church regarding an

easement, but they did not receive a response, adding that the fence would be torn down if they did not get an easement. A garage on the client's property is also on Passaic County parkland. Passaic County has not responded to a request for an easement. Mr. Germinario referred to the resolution, which required a good faith effort to secure easements, and Mr. Affinito noted that requests were made. Mr. Affinito advised the Board that if secured from the neighboring property owners, he will prepare the easements and file them.

Motion to approve a time extension for the recording of minor subdivision deeds for Berkan and Abbie Demirbulaki made by Chris Rosica with a **second** by Steven Castronova.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

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

Mr. Germinario advised that the applicant was requested to appear before the Board to provide an update on his subdivision application. Eugene Prais, 114 Dockerty Hollow Road was present to address the Board. He stated that he had purchased the two lots on Dockerty Hollow Road in 2001 and built a house for himself and intended to build an additional single-family house on the adjacent lot. He advised that septic disposal systems were installed on the two lots, but the presence of wetlands resulted in moving the lot lines, and now the two septic systems were on one lot. He exhausted all avenues in getting an exemption or waiver. He requested that the Board grant him another extension for his preliminary subdivision. Mr. Ferriero commented that he was not surprised at the applicant's frustration as the two lots did not exist at the time the Highlands legislation was enacted, and advised that he would need to apply for an exemption. A Board member inquired about the ramifications of two septic systems on one lot and how an additional dwelling would have access to the system. Mr. Ferriero advised that the sewer lines would have to cross the lot lines. The Board discussed various alternatives for the applicant and the Board including withdrawal of the application or approval subject to Highland's approval. Mr. McGroarty advised that the applicant could withdraw the application and re-file when he has received the necessary permits from the State. Mr. Ferriero commented that another avenue would be for the Board to take action to approve the application subject to Highlands approval. Mr. Prais noted that he was prepared to move forward with the application and desired to come before the Board to pursue the matter. The Board determined that Mr. Prais could notice and come back to the Board for a hearing at the August 28, 2008 meeting. Mr. Prais granted an extension of time until 09/30/08.

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.

Rob Sparkes, the Township's GIS Specialist, reviewed the amendment to the Master Plan proposed and also provided some history regarding the West Milford Lake site, including the impending dam breaching by the State of New Jersey D.E.P. He advised the Board that the Environmental Commission had recommended the addition to the Open Space Plan. The report on the visioning plan for the central business district in 2006 and the developing streetscape improvement plan recognized the need for preservation of West Milford Lake. Mr. Sparkes reviewed the grant secured by the Environmental Commission that provided funding for consultants to develop concepts for the West Milford Lake site after the dam is breached. That project included public sessions that resulted in several scenarios for remediation of the site. He advised that West Milford Lake was crucial in an effort to reduce contamination in Greenwood Lake. Mr. Sparkes explained for the Board the inclusion in the Greenway and Prioritization Plan, noting that the site would be part of the greenway that would be extended and adjacent to the current greenway.

The Chairman opened the hearing to the public. With no one present wishing to address the Board regarding this matter, the public hearing was closed. The Board Attorney advised that a resolution was necessary for the amendment to the master plan and would be adopted at the next Planning Board meeting.

Motion to approve the amendment to the Township Master Plan to included the addition of West Milford Lake, Block 5708; Lot 1 to the Open Space Greenway and Prioritization of the West Milford Open Space Plan made by Geoffrey Syme with a **second** by Richard McFadden.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

APPLICATIONS

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

John Wyciskala, Esq., attorney for the applicant Inserra, appeared before the Board to review a concept plan for the renovation and expansion of the existing Shop Rite supermarket. He reviewed the improvement to the entire parking lot, the 10,000 sq. ft. expansion in the rear, adding that the original plans were for expansion in the front of the building. The Wachovia Bank property is included in the project, along with the movie theater, but the McDonald's property is not. There will be an entrance revamping, fresh foods, increased parking, landscaping added, changes to the streetscape, and reduction to the impervious cover. He advised that the applicant still has to get through the Highland's exemption process, and they are aware that any approval would be subject to the Highland's exemption. Mr. Wyciskala introduced Bill Hamilton, principal with Omland Engineering of Cedar Knolls, NJ who will review the site plan, and George Nassar, project architect from Guzzo Architects, Lyndhurst, NJ who will review the elevations.

Mr. Hamilton reviewed the first concept exhibit, an aerial view of the Inserra West Milford / Shop Rite site. He brought attention to various buildings included on the site plan application, and commented on the need for upgrades to the entire site, including building facades and parking areas. The proposal is for sidewalks to cover both frontages of the site along Marshall Hill and Union Valley Road, shade trees and new lighting. He reviewed the variances that will be required with this site plan and noted that others may be required as the application proceeds and revisions are made. He advised that the applicant had met with Passaic County officials and have incorporated their suggestions into their plan, resulting in improvements with traffic and access. A Board member inquired about the width of the current main driveway, and Mr. Hamilton agreed that it is too wide. The Mayor commented that the aisles are wide to accommodate the snow piles in the winter and asked the applicant's engineer to keep that in mind when configuring the aisles and driveways. Mr. McFadden inquired about proposed storm drainage improvements, and Mr. Hamilton replied that retention basins are not included in the plan. When Mr. Syme advised that along this site is a tributary to Belcher's Creek, Mr. Hamilton responded that his office will work with the Board Engineer's office on drainage. Mr. Hamilton continued, stating that the loading docks and water tank would be moved. Mr. Castronova inquired about eliminating parking areas in the back of Shop Rite, and Mr. Hamilton advised that he would address the matter with his client. The Mayor suggested signage that would discourage public access. Mr. Hamilton acknowledged that they would meet with the emergency services personnel to confirm emergency vehicle access. He advised that a minor upgrade to the treatment plant would be made. A Board member requested the applicant's engineer review the truck route circulation, and suggested it be made a one-way route with no public access. Mr. Hamilton reviewed lighting and signage, and noted that both will be consistent with the new façade.

George Nassar, Architect, distributed color copies of the proposed building façade. He reviewed the renovations with the Board, noting that the design was more efficient than the current, and would carry out to the two buildings on either end of the Shop Rite. He stated that the new architecture would have a softer appearance, which will include the addition of two towers. He reviewed the cart area that will be located under a canopy, noting that this will allow for more efficient ingress and egress than what currently exists. Mr. Rosica, Board member, inquired whether the applicant was aware of what the Board wants with regard to

architectural features, to which Mr. Wyciskala replied that this is the reason for the concept review with the Board. He added that the applicant intended to coordinate their design with the proposed streetscape, but the streetscape was not prepared at this date. Mr. Rosica advised that some aesthetic standards for building design have been developed and asked that the applicant get the information from Rob Sparkes, the Township's GIS Specialist. The Planning Board's Building Design Subcommittee had developed a report that will be forwarded to Shop Rite. The Board requested that there be more green landscaped areas included along Marshall Hill Road and less parking spaces, enclosure of the dumpsters, coordinated with the building design, so they are not visible from the road, and a review of the building finish materials. Mr. McGroarty, Board Planner, advised the applicant that comments will be provided in their reports. Before leaving the meeting, Mr. Wyciskala thanked the Board for their time and remarked that they will coordinate with the Township on the items that were cited.

NEW APPLICATIONS

**AWOSTING ASSOCIATION INC.
Minor Subdivision #0810-1984
Bulk Variance #0830-0807**

*Complete: June 9, 2008
Decision By: October 3, 2008*

Block 4106; Lot 1
99 Long Pond Road; LR Zone

Chairman Gargano recused himself from this application and Mr. Syme assumed the position of Chair.

The attorney for the applicant, Ben Cascio, Esq., of 684 Route 208, Franklin Lakes, and the applicant, Awosting Association, Inc., represented by Dale Van Nimwegen, were present to address the Board regarding an application for a minor subdivision and bulk variances for property located on 99 Long Pond Road. Mr. Cascio asserted that this was a very unique application due to the area that it is located in, and the history surrounding the community, which ties in to the purpose for the application. This application will link with another application that has been submitted for a preliminary and final site plan for construction of a new clubhouse on a new site. Mr. Cascio advised that acquiring additional property was not feasible, so the variance need was still present. The applicant is seeking to have vacated a portion of the private road that is owned by the same entity as the property owner that is seeking to subdivide. Mr. Cascio reviewed the proposal to subdivide an existing lot following the removal of the present Awosting Inn. He noted that although the lots would not conform to the lot size in the Lake Residential zone, they would be more in conformance than any other lot in the community. Attached to the application will be the Highland's Exemption that has been applied for but not received, soil conservation approval, and Passaic County approval.

Dale Van Nimwegen, Long Pond Road, was sworn in by Mr. Germinario and proceeded to give some background on her years of service in the community and her professional experience. Ms. Van Nimwegen reviewed the history of the Ringwood Company who were the original owners and developers of the community and gave some history on the Awosting Inn, the community's clubhouse. She noted that 195 houses currently exist, adding that the community is almost built out. She reviewed the history of the development of the clubhouse and associated activities and the current condition of the inn, which is in a state of major disrepair. Ms. Van Nimwegen reviewed the community's efforts to develop a plan to improve the current clubhouse site and their eventual decision to construct a new building. A plan was developed to subdivide the old lot into two new building lots and sell them to fund the new clubhouse on an existing section of a ballfield. She continued to testify about the lack of parking facilities at the current site, the narrow roads in the community, and pointed out the benefits in constructing on a new site.

Ms. Van Nimwegen reviewed the proposal of annexing the road behind the current inn and subdividing the lot into two buildable lots. She noted the two footprints for the two houses on the plans and stated that they were in keeping with the character of the surrounding properties, adding that keeping the lot as one buildable lot with one large home would not tie in with the neighborhood. The plan for annexing the road was reviewed as it related to the surrounding properties, and Ms. Van Nimwegen answered the Board Attorney and Board members on several matters. A Board member inquired about the Fire Marshall's letter, and Ms. Van Nimwegen replied that they will address the Fire Marshall's comments directly with him. She noted that 80 members voted to proceed with the project, adding that the sale of the properties will have to go to the membership for a final vote.

Tibor Lanticsics, the applicant's engineer and planner from Conklin Associates, was sworn in by Mr. Germinario as expert witness and qualified himself for the Board and was accepted. He entered into evidence Exhibits A-1 through A-8 and briefly reviewed each one for the Board in relation to their impact on the application. He gave an assessment of the conditions of the site and explained the basis for the plans that were developed. He noted that soil conservation approval was received, MUA approval for sewer hookups for two homes, one existing and one additional, and discussed the proposed lot size and house sizes. A comparison was made between the average lot size in Awosting, 13,650 sq. ft., and the proposed new lot sizes of 18,000 sq ft., with a required lot size of 20,000 sq. ft. The proposed new house sizes were designed at 3,200 sq. ft. and he compared them to surrounding lots and house sizes. Following a detailed review of the plans, the Board's professionals made several comments with regard to their concerns. Mr. McFadden noted concerns about the road dedication and stated the status of the road needs to be clarified before annexing the entire width of the roadway to the lots.

The following members of the public commented on the testimony presented at the meeting:

Loni Brinker – 104 Long Pond Road – Mr. Brinker expressed concerns as a former volunteer fire fighter about poor access to the community with the narrow roads and objected to closure of the road, adding that two ways out and two ways into the community are necessary.

Dominic Croce – 88 Long Pond Road – Mr. Croce advised that traffic and parking is horrendous at times, and was concerned that five properties with eight driveways in a small loop will not benefit those property owners.

Rosemary Bogdin – Long Pond Road – Ms. Bogdin expressed concerns about the poor condition of the current road and closing the road off will make access difficult. The Mayor interjected that it could be made a one-way street and be paved. The applicant's attorney noted that it may increase the variances, but it could be looked at.

Michael Moray – 100 Long Pond Road – Mr. Moray reviewed for the Board his objections to the plans and presented objector exhibits entitled O-1 a markup of the plan with a cul de sacs, O-2 the Awosting sewer plan, and O-3, an email from Orange and Rockland Electric. Mr. Cascio publicly objected as hearsay any conversations or emails Mr. Muray had with the electric utility company. Mr. Germinario noted that this was second hand testimony and the Board is not bound by hearsay rules. Mr. Germinario suggested the applicant contact Rockland Electric to clarify the matter that was presented by Mr. Muray.

Ebbehard Dietrich - 107 Long Pond Road – Mr. Dietrich addressed his lot and the adjacent lot and stated that he had been landscaping the lot under the assumption that it was his property. He needed clarification about his property line, and reviewed the various house styles and sizes in the community. He submitted written notes on his concerns into the record and swore to the contents.

Carol Hardy – 140 Long Pond Road – Ms Hardy addressed the Board with her concerns regarding the need for a new clubhouse, especially in light of the deplorable condition of the existing clubhouse. She advised the Board that the proposed subdivision was a plan developed that would make the new clubhouse construction affordable for all the members.

Mary Negron – 88 Long Pond Road – Ms. Negron reviewed the five houses with three driveways that converge onto Long Pond Road and expressed concerns about them navigating and parking with the proposed plan.

With no one else present wishing to address the Board regarding this matter, the public hearing was closed on a **motion** by Chris Rosica and a **second** by Doug Ott.

Mr. Germinario announced that this application will be carried to the August 28, 2008 Regular meeting.

Andrew Gargano resumed his position as Chairman. The Board Secretary was asked to contact Inserra West Milford/Shop Rite to inform them that their public hearing be held at the September 25, 2008 Regular meeting.

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

PLANNING BOARD ATTORNEY'S REPORT

Mr. Germinario advised that the courts had reached a decision on the Valley Ridge matter. They have affirmed the decision to overturn the Planning Board's denial of the project. In the interim, they have lost their Highland's Exemption and he noted that it was unlikely that they

can continue, but he will keep the Board informed. Mr. Germinario added that the impact from this decision should be rather minimal. He explained to the Board that the briefs had been filed, and he noted that we were restricted by the rationale that was given in the resolution that had been drafted on behalf of the Board justifying the Board's denial. He continued to state that the issue was that there was no bona fide subdivision application filed during the time that the preliminary approval was still in effect, and that was the argument before the appellate division. He added that because this was not included in the resolution there was an adverse effect on their argument, because the court focused on the arguments presented in the Planning Board brief and in the resolution. The Mayor confirmed that Mr. Glatt had prepared that document.

MISCELLANEOUS – See above.

SUBCOMMITTEE REPORTS

The Chairman announced that an Ordinance Subcommittee meeting will be held at 5:00 pm on August 28, 2008. Mr. McGroarty will have information for the committee before the meeting.

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Motion by Chris Rosica with a **second** by Geoffrey Syme to approve the payment of current invoices from Paul Ferriero, Thomas Germinario, Esq., Charles McGroarty, P.P., and Hakim Associates.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

MINUTES

Motion by Chris Rosica with a **second** by Geoffrey Syme to approve the minutes of the May 8, 2008 Workshop and May 22, 2008 Regular meeting.

Roll Call: **Yes** - Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, and Chairman Andrew Gargano.
No - None.

COMMUNICATIONS - The following correspondence was noted and filed:

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

The following notices were noted and filed:

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

With no further business to come before the Board, the meeting adjourned at 11:36 p.m. by unanimous consent.

Approved: October 23, 2008

Respectfully submitted by

Tonya E. Cubby, Secretary