

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
July 24, 2014  
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, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme.  
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**

**NEW APPLICATIONS** – None.

**EXTENSIONS OF TIME** – None.

**MEMORIALIZATIONS** – None.

**RESOLUTION No. 2014 - 09  
ROBERT & BARBARA SCHMIDT  
Amended Minor Subdivision & Bulk Variance #PB-04-14-01  
Block 2001; Lots 12.01 & 12.02  
11 & 13 Paterson Road; LR Zone  
**Granted:** Amended Minor Subdivision and Bulk Variance approval.**

**NEW OR ONGOING BUSINESS** –

**Review Draft Master Plan Land Use Element** – *Request by Board Planner to carry this matter to August 2014 Planning Board meeting.*

**Review Trails Master Plan Document**

**Review Sustainable Land Use Pledge**

**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 – Board Professionals**

Approval of invoices submitted by the Planning Board professionals for services performed during the months of May and June 2014.

**MINUTES**

Approval of Minutes from the April 3, 2014, June 5, 2014 and June 26, 2014 Regular Planning Board meetings.

**Highlands Water Protection And Planning Act Correspondence**

1. Application for a Highlands Applicability Determination, dated July 11, 2014, submitted to the NJDEP by Houser Engineering LLC, regarding Greenwood Lake Marine Supply/538 Lakeside Road LLC, Block 3610; Lot 30, Greenwood Lake Tpk., for the redevelopment of existing gravel parking lot to provide a mixed use building including boating supply retail and boat maintenance. Parking areas are provided in both front and rear, stormwater control is located beneath the front parking lot, the building will be served by a private well and a subsurface disposal system including an aerobic treatment system.

**NJ Department of Environmental Protection Correspondence**

1. Freshwater Wetlands GP #10A and Flood Hazard Area Permit Application, dated July 2, 2014, received from Maser Consulting on behalf of Passaic County Engineering Dept. regarding the Marshall Hill Road Culvert 1600-282 for the expansion of the existing pavement and replacement of the existing culvert.

2. Dam Application Permit #1469, dated July 9, 2014, received from NJDEP for Vacamas Programs for Youth, regarding the Henion Pond Dam, NJDEP Dam File #22-18, for removal of the spillway, install a new spillway and culvert, and protect the existing right side of the embankment from overtopping flows and raise the left side of the embankment. The Henion Pond Dam is located across a tributary of the Pequannock River.

**Miscellaneous Correspondence Received/Sent**

1. Notice from the Township of Hardyston dated June 27, 2014, advising that the Planning Board has adopted a resolution on May 22, 2014 approving the 2014 Master Plan Re-examination Report pursuant to N.J.S.A. 40:55D-89, specifically with respect to the provisions of the NJ Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq.) and municipal conformance with the Highlands Regional Master Plan and other provisions and recommendations of the Township of Hardyston, and recommending the Highlands Checklist Ordinance, Highlands Preservation Area Exemption Ordinance, and certain other land use ordinance amendments.

2. Final Report of Compliance, dated 07-01-14, received from the Hudson Essex Passaic Soil Conservation District, regarding Schwartz – Oak Ridge Road Associates Parking Lot Improvements, Block 15901; Lot 1, 209 Oak Ridge Road.

**ADJOURNMENT**