

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
August 2, 2012
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, Councilmember Luciano Signorino, *Vacancy*.
Chairman: Geoffrey Syme
Alternates: Michael Siesta, Steven Castronova
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

Highlands Master Plan Element Public Hearing – Charles McGroarty, P.P.

APPLICATIONS

EXTENSIONS OF TIME - None.

PENDING APPLICATIONS

TRIPLE T CONSTRUCTION, LLC
Preliminary & Final Site Plan #PB-03-11-01
W Bulk Variance

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

Seeking: Preliminary and Final Site Plan for rehabilitation of an existing building and site to accommodate a warehouse/distribution center/office with construction storage. This application, heard by the Planning Board on December 1, 2011 and June 28, 2012 was carried due to revisions necessary prior to consideration for approval. Extensions have been granted by the applicant until August 2, 2012. The approved boat storage portion of the application was bifurcated from the remaining portion of the application.

NEW APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW 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 – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the months of May and June 2012.

MINUTES

Approval of Minutes from the September 22, 2011, February 23, April 5, May 24, and June 28, 2012 Regular Meetings.

CLOSED SESSION

RESOLUTION NO. 2012–11

- Braemar at West Milford, LLC v. Township of West Milford Planning Board and the Township of West Milford, Docket #PAS-L-5709-11.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Highlands Exemption #4, WQMP-Not Addressed received from the NJDEP dated July 2, 2012 regarding Verizon Wireless – Upper Greenwood Lake Fire Co. #5 GenSet, Block 1701; Lot 59, 776 Warwick Tpk., for the proposed installation of a new 150 kw emergency power back up generator associated with an existing telecommunications facility.
2. Copy of an application received from Wander Ecological Consultants, dated June 20, 2012, regarding a request for a Highlands Applicability Determination Exemption #4 for proposed improvement at Block 4701; Lot 38.02, 374 Morsetown Road (Momentos II). Application is in response to Notice Of Violation received from the NJDEP for expansion without a Highlands determination.
3. Notice of Intent to Cancel, dated June 21, 2012 received from the NJDEP regarding a Highlands Applicability and WQMP Consistency Determination application submitted for Donald & Kathleen Davies, Block 5003; Lot 9, Rockburn Pass, regarding construction of a single family dwelling, requesting that the required documents outlined in the Notice of Technical Incompleteness, dated December 22, 2011, be submitted within 15 days or provide an explanation for the delay.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. No Further Action-Covenant Not To Sue notice dated June 15, 2012 received from the NJDEP regarding removal of a 1000 gallon #2 Heating Oil Underground Storage Tank from 251 Bearfort Road, Block 7402; Lot 11, and advising that all monitoring wells should be decommissioned as part of the remediation.

2. Notice of an application to the NJDEP from MAP Engineering for a GP#25 for the alteration to a malfunctioning septic system at Block 8102; Lot 1, 1948-1950 Macopin Road. Subject property is in a Freshwater Wetlands Transition Area.
3. Notice of a proposed application to the NJDEP from Map Engineering for a GP#25 for the remediation of an existing septic system for an existing residential dwelling, with no proposed expansion, for Block 12001; Lot 28, 1002 Macopin Road. Subject property is in a Freshwater Wetlands Transition Area.
4. Copy of a Receptor Evaluation Form submitted to the NJDEP Bureau of Case Assignment and Initial Notice for Site Remediation Program, dated July 7, 2012 from LAN Associates, regarding Village Garage, 101 Otterhole Road, Block 12403; Lot 1, aka Block 12402; Lot 7.
5. No Further Action-Covenant Not To Sue notice dated July 13, 2012 received from the NJDEP regarding removal of a 550 gallon #2 Heating Oil Underground Storage Tank from 112 Lake Park Terrace, Block 4303; Lot 9.
6. Notice of Violation and Offer of Settlement (NVOS) dated July 11, 2012 received for Upper Greenwood Lake POA regarding the Upper Greenwood Lake Dam (NJDEP File No. 22-97), Block 2007; Lot 9.03, advising that the owner was required to submit a formal inspection report on May 16, 2011, which has not been received, to date, a violation of the Safe Dam Act. Owner was requested to have the dam inspected and submit a report by August 15, 2012, in addition to submitting \$2500.00 as a settlement offer for the \$5000. fine.
7. Private Potable Well Water Analysis received for GPS Enterprises (Old School Pub), 551 Warwick Tpk, Block 703; Lot 2, advising that the water obtained from the well was acceptable for drinking.
8. Notice from Map Engineering dated July 18, 2012, advising of an application for a GP#25 for Block 14301; Lot 24, 859 Macopin Road for remediation of a malfunctioning subsurface septic system.

CORRESPONDENCE

1. Letter from Passaic County Planning Department, dated June 25, 2012, regarding the filing of a Certificate of Appropriateness with the Township of West Milford for the demolition of the Tichenor House, a local historic landmark, which is in a state of advanced deterioration and must be removed for public safety, with attached photos of the site's current condition. Also advising that the Historic Preservation commission and Friends of the Tichenor House will be included in the Parks, Recreation and Open Space Master Plan.
2. Memo dated July 16, 2012 from the Planning Board to the Township Administrator requesting that funds be appropriated for a tarp to cover the roof of the Wallisch house and barn.
3. Letter of introduction dated July 6, 2012 from Gene Feyl, Executive Director of the Highlands Council providing contact information.
4. Notice from Passaic County Planning advising of the Morris Canal Greenway Study and Draft Transportation Element of the Passaic County Master Plan public hearing on September 20, 2012 at their office on Riverview Drive in Totowa, NJ.
5. Notice from William Gas Pipeline, operators of the Transco Pipeline, received July 10, 2012, advising of security measures that are in place regarding emergency response, and listing contact information regarding their operations.

ADJOURNMENT