

**Township Of West Milford
PLANNING BOARD
WORKSHOP AGENDA**

August 4, 2011

**7:30 pm
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 Workshop meeting was published in the Herald News and Suburban Trends. 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, Robert Nolan, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker, Andrew Gargano, *Vacancy*.
Alternates: Michael Siesta, Steven Castronova.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: John Hansen, P.E.
Board Planner: Chuck McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

MISCELLANEOUS

Review of Well Ordinance
Review of Nuisance / Noise Ordinance

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Approval of the invoices submitted by the Planning Board professionals for services performed during the months of May, June 2011.

MINUTES

Approval of Minutes from the June 23, 2011 Regular Meeting.

COMMUNICATIONS

1. Memo with attachments, dated July 21, 2011, from the Township Administrator regarding the Highlands Council June 21, 2011 Stakeholders Meeting concerning Water Use and Conservation Management.
2. Copy of a letter to the NJDEP from the Township Administrator, dated July 7, 2011 requesting a No-Cost Time Extension on the SFY07 NPS Grant (RP07-052) – 319(h) grant to “Initiate Stormwater Implementation Projects to Reduce the Phosphorous Load Entering Greenwood Lake, Passaic County, New Jersey - Orange County, New York.”

3. Copy of a letter to Braemar at West Milford, dated July 12, 2011, from several residents of Wooley Road requesting that well monitoring equipment be removed from their properties and aquifer monitoring cease until such time that a new testing phase begins.
4. Notice received July 13, 2011 from PSE&G advising of impending tree removal as part of a vegetation management program in the Township, with work commencing on or about September 1, 2011 and continuing throughout 2011 and 2012. PSE&G will remove all trees within the easement and side trim all branches originating from inside the easement that hang over or cross onto the electric transmission right of way.
5. Report dated July 2011 from the NJDEP entitled "Report on Proposed Conveyance of Lands to Tennessee Gas Pipeline Company by the Department of Environmental Protection."
6. Copy of Deed between the Diocese of Paterson and the Township of West Milford regarding the acquisition of the Nosenzo Pond Property, Block 9301, Lot 12 and Block 9302, Lots 1 and 16.
7. Notice received July 29, 2011 from ANJEC (Association of New Jersey Environmental Commissions) requesting donations, advising of the 38th Annual Environmental Congress on Saturday, October 15, 2011 at the Brookdale Community College in Lincroft, NJ featuring "Water Worries, Strategies and Solutions", and recommending ANJEC members read about the New Jersey Fertilizer Law enacted on January 5, 2011.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Copy of Application package from AECOM of Piscataway, NJ, received July 26, 2011, regarding a Amendment to the Existing Highlands Exemption for Tennessee Gas Pipeline 300 Line Project – Loop 325 and the Addition of the northeast Upgrade Project – Loop 325.
2. Notice from Tennessee Gas Pipeline, dated July 28, 2011, advising of their application for a Letter of Interpretation from the NJDEP to establish where regulated wetlands, if any, are found on Tennessee's property/easement. Copies of these application documents are on file with the Township.
2. Copy of letter to Thomas Germinario, West Milford Township Planning Board Attorney, dated June 27, 2011, regarding the Braemar at West Milford subdivision application for Block 10001; Lots 14, 19, 20, 23, advising that the Highlands Applicability Determination and WQMP Consistency Determination had expired due to the expiration of the Freshwater Wetlands General Permit.
3. Correspondence received July 21, 2011 from Diane Marichal, Director of the Helping People Help Themselves organization, advising of a resubmission to the NJDEP for a Highlands Determination due to insufficient documentation on the prior submissions.
4. Notice of Administrative Incompleteness for a Treatment Works Approval application No. 11-0154/P.I. ID#558368 received July 14, 2011 from the NJDEP regarding the Lanza Residence, Block 12110; Lot 5.01, requiring the following: a USDA Soil Survey Map with site location delineated, Appendix B, the \$850.00 review fee, construction cost estimate with breakdown, and proof of public notification to the local planning board and environmental commission.
5. Treatment Works Approval No. 11-0086 received from the NJDEP, dated June 30, 2011, regarding the Marion Plaza Wastewater Treatment/Disposal System at Marshall Hill Road, Block 5701; Lot 6. Approval is granted for a period of two years.
6. Notice from GES, Groundwater & Environmental Services, dated July 18, 2011, regarding Petro Two, 4 Marshall Hill Road, Block 5701; Lot 3 and the Biennial Certification Monitoring Report for a Groundwater Classification Exception Area submitted to the NJDEP – Site Remediation Program.

7. Public Notification received on July 19, 2011 from Lukoil of North America regarding remediation at the Lukoil Station #57360, 1910 Union Valley road, Block 6701; Lot 8.
8. Authorization for a Freshwater Wetlands G.P. 25 and Waiver of Transition Area for Access received from the NJDEP, dated July 12, 2011, for John Valent, 6 Ferndale Road, Block 12304; Lot 11, with regard to repair or alteration to a malfunctioning individual subsurface sewage disposal system.
9. Authorization for a Freshwater Wetlands G.P. 25 and Waiver of Transition Area for Access received from the NJDEP, dated July 15, 2011, for James Geocos, 36 Shadyside Road, Block 806; Lot 8, with regard to repair or alteration to a malfunctioning individual subsurface sewage disposal system.
10. Potable Well Water Analysis received on July 22, 2011 from Sovereign Consulting regarding results of water samples by Accutest for Waseem Choudhary, 2731 Rt. 23, Newfoundland, Block 14604; Lot 1 with reference to the Shell Service Station, advising that no regulated compounds were detected at concentrations above the standards, with attached report, based on sampling taken on June 1, 2011.
11. Potable Well Water Analysis received on July 22, 2011 from Sovereign Consulting regarding results of water samples by Accutest for S. Sisti & John McDavitt, 2750 Rt. 23, Newfoundland, Block 14601; Lot 12 with reference to the Shell Service Station, advising that no regulated compounds were detected at concentrations above the standards, with attached report, based on sampling taken on June 1, 2011.
12. Potable Well Water Analysis received on July 22, 2011 from Sovereign Consulting regarding results of water samples by Accutest for Marco Silvestri, 2713 Rt. 23, Newfoundland, Block 14605; Lot 4.01 with reference to the Shell Service Station, advising that no regulated compounds were detected at concentrations above the standards, with attached report, based on sampling taken on June 1, 2011.
13. Request from Thomas Scala, Jr. to the NJDEP requesting reconsideration of extension of the Freshwater Wetlands Letter of Interpretation/Line Verification under the Permit Extension Act for File # 1615-06-0014.1, for Block 5010; Lots 10, 6 and 4.
14. Copy of application for a Freshwater Wetlands GP 25 and Flood Hazard Area Applicability received from Houser Engineering regarding replacement/upgrade of 40+ year old septic system with new aerobic treatment unit and pressure dosed disposal system for 14 Beaver Avenue, Block 6717; Lot 2.
15. Copy of application for a Freshwater Wetlands GP 25 received from Houser Engineering regarding replacement of a septic system with a new pressure dosed disposal system for 47 Northwood Drive, Block 13203; Lot 39.

ADJOURNMENT