

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD  
REGULAR AGENDA**

**August 6, 2009**

**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, Kerry Goceljak  
Chairman: Andrew Gargano  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**SITE PLAN APPLICATION REVIEW WAIVERS** – None.

**APPLICATIONS**

**TIME EXTENSIONS**

**PENDING APPLICATIONS**

**NEW APPLICATIONS**

**PASSAIC VALLEY WATER COMMISSION**

**Minor Site Plan #PB-05-09-02**

Block 13102; Lot 31.02

Pawnee Terrace & High Crest Drive; LR and R-4

**Seeking:** Minor Site Plan Approval for the replacement of two High Crest Water Storage Tank, including demolition of two existing tanks and their replacement with two larger tanks, plus revised piping and valves. Tanks will be demolished and replaced at separate intervals.

**NEW BUSINESS**

**MEMORIALIZATIONS**

**RESOLUTION NO. 2009-13**

**RICHARD SLIFER**

**Preliminary and Final Site Plan #0620-0260AB**

Block 15701; Lot 34

5 Allison Avenue; HC Zone

**Granted:** A One-Year Time Extension for Final Site Plan Approval, conditional on submission of a 90-day status report, and satisfaction of all conditions of approval as set forth in Resolution 2007-17 within 6 months.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **PLANNING BOARD PLANNER'S REPORT**

## **PLANNING BOARD ATTORNEY'S REPORT**

## **PLANNING BOARD ENGINEER'S REPORT**

## **MISCELLANEOUS**

### **Draft Ordinance from Environmental Commission – Small Wind Turbine Systems**

### **Approval Of Invoices – Board Professionals**

### **Subcommittee Reports**

Master Plan Subcommittee  
Ordinance Subcommittee  
Building Design Subcommittee  
Site Plan Committee

## **MINUTES**

Approval of minutes of the May 28, 2009 and June 25, 2009 Regular Meetings of the Planning Board.

## **COMMUNICATIONS**

1. Biennial Certification Monitoring Report for a Groundwater Classification Exception Area transmittal from GES, of Neptune, NJ to the NJDEP for Petro Two, Inc., 4 Marshall Hill Road.
2. Notice of Deficiency dated July 6, 2009 received for Fredericks Fuel & Heating Service, 225 Oak Ridge Road, Oak Ridge, NJ outlining deficiencies in remedial investigation reports submitted and requesting additional documentation within 120 days.
3. Authorization for a Freshwater Wetlands General Permit 25 and Transition Area Waiver for Access for Jeffrey Fulton, 40 Ponderosa Place, Block 3805; Lot 3, for an on-site subsurface sewage disposal system alteration.
4. Potable Well Water Analysis – Acceptable for drinking water purposes – for Marco Sylvestri, 2713 Route 23 S. – Lakeland Plaza 1 & 2 – Block 14605; Lots 1-4.
5. Potable Well Water Analysis – Acceptable for drinking water purposes – 23 Electric Supply, 2750 Route 23 S, Block 576; Lot 1.
6. Potable Well Water Analysis – Acceptable for drinking water purposes – Buddy Bealer – Shell Oil Co, 2731 Route 23, Block 14604; Lot 1.
7. Notice of the Passaic County Brownfields Commission meeting on July 22, 2009.
8. Authorization for a Freshwater Wetlands General Permit 25 and Transition Area Waiver for Access for Mark Terpstra, Block 14901; Lot 3, for a repair or alteration of a malfunctioning subsurface sewage disposal system.

9. Notice of Deficiency dated July 9, 2009 received for SBP Petroleum, 555 Warwick Tpk., regarding potable well sampling reports and requesting additional sampling and results to be submitted to the NJDEP, along with other corrective actions.
10. Correspondence from the NJDEP to Anthony Patire, dated July 17, 2009, issuing a deadline until August 5, 2009 for an acceptable implementation plan addressing the actions proposed to bring the dam into compliance.
11. Report received from Passaic County Planning Board regarding the Vreeland Store site, 1383 Macopin Road, Block 9501; Lot 12.01, requesting additional information and documents to be submitted prior to consideration of unconditional approval.
12. No Further Action and Covenant Not to Sue letter received from the NJ DEP dated July 13, 2009 for Richard and Brenda Martinez, 23 Fremont Terrace, Block 16604; Lot 1 with regard to remediation of a 550 gallon underground storage tank.
13. NJDEP Child Care Facility Approval letter dated July 20, 2009 received for The Children's Castle, 1614 Union Valley Road; Block 7006; Lot 2.
14. NJDEP Child Care Facility Approval letter dated July 14, 2009 received for West Milford PAL Day School, 1 PAL Drive, Block 5307; Lot 11.02.
15. Authorization for a Freshwater Wetlands General Permit 25 and Waiver of Transition Area for Access for Louis & Lorraine Ponce, 28 Vreeland Road, Block 9001; Lot 20, for an on-site subsurface sewage disposal system alteration.
16. Report from the Passaic County Planning Department regarding a Site Plan for Jack Jaust, block 16005; Lot 12, 96 Oak Ridge Rd., withholding approval pending receipt of revised plans and various documents.
17. No Further Action and Covenant Not to Sue dated July 24, 2009 received from the NJDEP for Elaine Duffy, 24 Greenbrook Drive, Block 6704; Lot 3 with regard to the removal of a 550 gallon underground oil tank.
18. Notice received July 29, 2009 from John Willekes regarding a general permit application for Block 16307; Lot 2, 30 Circle Drive, Oak Ridge, NJ 07438.

#### **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Copy of an application for a Highlands Applicability Determination dated July 10, 2009 submitted by PK Environmental for David Koblitz, 225 Ridge Road, Block 8704; Lot 26 for a sewer connection to an existing sewer on Ridge Road.
2. Notice of Technical Incompleteness dated July 15, 2009 with regard to a Highlands Exemption Application for Shoebox Storage, LLC, 140 Oak Ridge Road, Block 16006; Lot 1.01, requesting revised plans removing impervious cover associated with the storage facility from the impervious cover calculations for this project (re: prior impervious cover approved for another project may not be included in this project's calculations.)
3. Copy of an application for a Highlands Applicability Determination dated July 20, 2009 submitted by PK Environmental for Steven Olsen, owner, Apple Valley Estates, Union Valley Road, Block 9901; Lots 10, 11, 12, regarding the proposed acquisition of subject property by the Township of West Milford for open space and recreational use.
4. Copy of an application for a Highlands Applicability Determination dated July 21, 2009 submitted by PK Environmental for Michael Del Vecchio, 52 Krattiger Court, Block 465; Lot 41 regarding a residential addition to an existing structure and repair or replacement of on site septic system.

#### **ADJOURNMENT**