

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA**

**August 22, 2013**

**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, posted on the bulletin board in the main corridor of the Town Hall, and posted on the Township's website. 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.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**PRESENTATIONS** - None.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2013-11**

**TRIPLE T CONSTRUCTION, LLC**

**Preliminary & Final Site Plan With Bulk Variance #PB-03-11-01**

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

**Re:** Denial Without Prejudice.

**RESOLUTION NO. 2013-12**

**SUN YOUNG JOO**

**Major Soil Removal/Fill Permit #PB-05-12-05-A**

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

**Re:** Major Soil Removal/Fill Permit approval for installation of detention/retention basins on subject property, required as a result of prior unauthorized re-grading of an existing 4-acre residential site.

## **NEW BUSINESS**

**2013 Year End Report of the West Milford Board of Adjustment** – Review.

**Proposed Meeting Dates for 2014** – Review and approve for inclusion in Township Calendar.

**ORDINANCES FOR INTRODUCTION** – None.

## **ORDINANCES REFERRED FROM COUNCIL**

**Ordinance 2013 - 015 - Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending §500-90 B. (3) Of The Township Code To Allow The Keeping Of Poultry On Less Than One Acre Of Lot Area**

**Ordinance 2013 - 016 – Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending And Supplementing Chapter 71 Of The Township Code To Regulate The Keeping And Housing Of Chicken Hens On Less Than One Acre Of Land**

## **BOARD PLANNER’S REPORT**

**Draft Highlands Checklist Ordinance** – Review.

**Draft Highlands Exemption Ordinance** – Review.

## **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, June, and July 2013.

## **MINUTES**

Approval of minutes from the June 27, 2013 Regular meeting of the West Milford Planning Board.

## **CORRESPONDENCE RECEIVED**

### **Highlands Water Protection And Planning Act Correspondence**

1. Continuation of the 2009 Highlands Exemption #2 and Water Quality Management Plan Consistency Determination received from the NJDEP, dated July 5, 2013, regarding Inserra/West Milford – Shop Rite, Block 6303; Lots 15 & 16 based on the submission of the amended site plans for the proposed expansion of the shopping center.
2. Highlands Exemption #4, Water Quality Management Plan – Consistent, dated August 2, 2013, received for Kurt Renzland, 921 Burnt Meadow Road, Block 6002; Lot 39.02, received for proposed construction of a new 4250 square foot building /warehouse, a 9000 square foot addition to an existing metal frame building/warehouse, the installation of a new parking lot, and the re-location of the detention basin.
3. Copy of an application for a Highlands Applicability Determination, dated August 12, 2013, received from E2 Project Management Inc for Verizon Wireless – Ringwood 4, 750 Westbrook Road, Block 4701; Lot 61 for the construction of a wireless communication facility.

### **NJ Department of Environmental Protection Correspondence**

1. Flood Hazard Area General Permit #4 dated July 23, 2013, received for the Township of West Milford, authorizing improvements to an existing drainage system along Durant Road within the flood hazard area and riparian zone of Belchers Creek, including the relocation and reconfiguration of the existing stormwater pipe and outfall structure, construction of a retaining wall, and installation of a vegetated filter strip.
2. Notification dated July 9, 2013 by the NJ DOT regarding the 2014 State Aid Program for the improvement of the local transportation infrastructure through the development of traditional and non-traditional transportation initiatives.
3. Response Action Outcome, dated July 12, 2013, received from David Robinson of Synergy Environmental Inc. regarding Kimber Petroleum Corp., Lakeside Amoco, Block 3509; Lot 16, advising that the remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites.
4. Copy of a letter dated July 12, 2013 to the NJDEP Land Use Regulation from Ferriero Engineering Inc. regarding the proposed Township of West Milford Library, Block 7903; Lots 13, 14, 15, 16, transmitting a copy of the proposed conservation restriction map dated May 2, 2013 and a grant of the conservation restriction easement in support of the Highlands Preservation Area Approval application with redevelopment waiver as a response to condition #4 of the HPAA, and requesting confirmation that the information is acceptable for filing with Passaic County so the Township can begin construction.
5. Notice of an application being submitted to the NJDEP by Map Engineering for a GP #25 for 2012 Macopin Road; Block 7902; Lot 4 for the alteration of an ISDS.
6. Notice from Holt Public Affairs for Motiva Enterprises regarding an environmental investigation and/or remediation of property at Route 23 & Union Valley Road, Newfoundland, NJ, Block 14604; Lot 1.
7. Notice from Vincent Lanza, dated August 10, 2013, regarding the submission of an application to the NJDEP for a General Permit for the cutting and clearing of trees for the installation of a driveway at 28 Lookover Drive, Block 206; Lot 14.02.

### **MISCELLANEOUS CORRESPONDENCE**

1. The Pequannock Post, Volume 18, Issue 4, August 2013.
2. Environmental Analysis and Communications (EAC) Group of Rutgers University Bloustein School sessions planned for July and August 2013 for the purpose of soliciting input from Planning Board and Environmental Commission members on design of an online mapping tool to support environmental health activities at a local level.
3. Notification received on July 24, 2013 from ANJEC that "ANJEC News", a complimentary e-newsletter for ANJEC members containing information that may be useful to Environmental Commissions, is available on their website.
4. Rutgers Office of Continuing Professional Education programs: Stormwater Management – 10/2, 3, 4 - \$825.00; Lake Management – 11/14, 15 - \$395.00; HEC-RAS – 12/4, 5, 6 - \$825.00.
5. Notice from the County of Passaic Planning Dept. dated July 12, 2013 regarding the Twins Realty Group site plan, Block 3906; Lots 9 & 10 and Block 6002; Lot 34.01, Burnt Meadow Road, requesting additional information including revised drainage calculations for seepage pits and indicating the impact on culvert #247, revised plans eliminating County signature block, and copies of any permits required by the NJDEP.

6. Notice from Passaic County Planning Dept. dated July 29, 2013 regarding the Inserra West Milford site plan, Block 6303; Lots 15 & 16, 25 Marshall Hill Road, requesting a copy of the filed sidewalk easement from 2009, and revised plans including notes concerning proposed double yellow centerlines, 4 inches wide for the driveways, prior to unconditional approval being considered for this site.
7. Certification of the soil erosion and sediment control plan dated June 25, 2013 received from Hudson Essex Passaic Soil Conservation District for Slabaugh Landing Single Family dwelling, Block 2702; Lot 17, 54 Landing Road, certified for 3.5 years.
8. Certification from the HEPSCD, dated July 2013, for Chelsea at Bald Eagle, regarding a 20 bed addition to the assisted living facility.
9. Certificate of Exemption from Passaic County, dated 06-27-13, received for Chelsea at Bald Eagle, Block 5310; Lot 1 regarding plans dated 06-17-13 for a 20 bed addition to an existing assisted living facility.
10. Correspondence from Synergy Environmental Inc., dated August 13, 2013, regarding Lakeside Amoco, 2 Lakeside Road, Block 3509; Lot 16, ID # 012599, correcting an administrative error in the Response Action Outcome dated July 1, 2013 regarding "Unrestricted Use for Soil."
11. Correspondence from Synergy Environmental Inc., dated August 13, 2013, regarding Lakeside Amoco, 2 Lakeside Road, Block 3509; Lot 16, ID # 012599, correcting an administrative error in the Response Action Outcome dated July 1, 2013 regarding "Limited Restricted Use with Permit Requirements for Groundwater."

## **ADJOURNMENT**

**Township of West Milford  
PLANNING BOARD**

**ADDENDUM TO AGENDA**

**AUGUST 22, 2013**  
**REGULAR MEETING**

**MEMORIALIZATIONS**

**RESOLUTION NO. 2013-13  
MASTER PLAN CONSISTENCY DETERMINATION FOR ORDINANCE NO.  
2013-015 TO AMEND § 500-90b (3) OF THE REVISED ORDINANCES OF  
THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF  
NEW JERSEY**

**MISCELLANEOUS CORRESPONDENCE**

12. Notification of a hearing on the Heritage Tourism Plan as an element of the Passaic County Master Plan on October 3, 2013 at 5:00 pm at the Passaic County Department of Planning and Economic Development. The purpose of the plan is to identify strategies to support the preservation and enhancement of Passaic County's natural, man-made and historic resources and to develop a county-wide heritage tourism program. The document will be available on the Passaic County website, under the Department of Planning and Economic Development. Public comment period ends on November 14, 2013.

13. Memo from the West Milford Environmental Commission to the Planning Board, dated August 12, 2013, providing comments from the Commission following a review of the Resolution No. 2013-161 regarding a referendum for the November 2013 ballot proposing to supplement the existing open space fund ordinance.