

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

**August 25, 2011**

**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, Robert Nolan,  
Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker, *Vacancy*  
Chairman: Andrew Gargano  
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 APPLCATIONS**

**PENDING APPLICATIONS**

**EXTENSIONS OF TIME**

**VINCENT LANZA**

**Minor Subdivision #0510-1976**

**Preliminary & Final Site Plan #0520-0219**

**Bulk Variance #0530-0718**

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

**Seeking:** One-Year Extension of Time for Final Site Plan Approval, from February 24, 2011 to February 24, 2012.

**JACK LEVKOVITZ (VILLAGE ON RIDGE) Section II**

**Amended Final Major Subdivision #0510-1744C**

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

**Seeking:** Extension of Time for Amended Final Major Subdivision Approval and several associated conditions due to delays in securing other governmental agency approvals required per Planning Board Resolution No. 2010-20.

## **MEMORIALIZATIONS**

## **NEW BUSINESS**

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **BOARD PLANNER'S REPORT**

## **BOARD ATTORNEY'S REPORT**

## **BOARD ENGINEER'S REPORT**

## **MISCELLANEOUS**

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

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

## **MINUTES**

Approval of Minutes from the June 23, 2011 Regular Meeting and August 4, 2011 Workshop Meeting.

## **COMMUNICATIONS**

1. Notice from Passaic County Planning Board, dated July 28, 2011, advising that their approval of the site plan submitted for Esco Products, 171 Oak Ridge Road, Block 15901; Lot 7, was being withheld pending receipt of additional documents including a deed for portion of driveway in the county's right of way, a positive drainage plan, revised plans eliminating eastern driveway due to sight distance issues, written confirmation that West Milford does not require curbs or sidewalks along Oak Ridge Road, revised plans for planter that is encroaching on the right of way and existing building sign, copy of Highlands Applicability Determination, electronic version of the plans in PDF format.

## **HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE**

1. Notice of Administrative Completeness for a Highlands Applicability Determination received from the NJDEP, dated August 3, 2011, for Destiny's Gate, People Helping People Help Themselves, Block 5301; Lot 39 & 40, Morsetown Road, advising that this application will now be under technical review for proposed renovations to a camp, installation of a new pool, parking and other facilities.

2. Highlands Act Exempt-#2, Water Quality Management Plan-Consistent, dated August 15, 2011, received for Shoebox Storage LLC, Block 16005; Lot 16, Paul Street, for construction of a 5-bedroom single family dwelling and removal of existing wood buildings and bituminous pathways.

3. Notice received from the NJDEP, dated August 15, 2011, advising of an informal review to determine consistency with the provisions and recommendations of the Northeast Water Quality Management Plan, (Informal Consistency Determination-Not Addressed) regarding a proposal to change the use of an existing structure located on Block 5708; Lot 4, 54 Marshall Hill Road, from a retail space to a restaurant space for Joe and Gail Van Hook.

4. Copy of an application packet for a Highlands Applicability Determination sent to the NJDEP, dated August 8, 2011, received from CK & Sons, LLC, for 909-911 Burnt Meadow Road, Block 6002; Lots 41, 42, 43, submitted as a requirement of Planning Board site plan approval with reference to an existing storage site for heavy construction equipment.

5. Copy of a General Information Notice received August 2, 2011 as part of the NJDEP Site Remediation Program, advising of cessation of an existing business, MCB Screen Printing and Embroidery at 2887 Route 23, Block 15505; Lot 2.02.
6. Notice received on July 29, 2011 from LAN Associates regarding an application being submitted for a Flood Hazard Verification for 31 Morsetown Road, Block 5009; Lot 8, with reference to construction of a septic alteration with no expansion or change of use.
7. Notice of Violation received from the NJDEP, dated July 25, 2011, for Tim Birkoff, 470 Ridge Road, Block 5501; Lots 2.03 & 2.04, for unauthorized regulated activities within a freshwater wetlands transition area including destruction of vegetation and placement of soil and asphalt millings within this area and within the 150 ft riparian zone associated with a tributary to Belcher Creek.
8. Copy received on August 11, 2011 from MAP Engineering regarding an application for a GP#25 for 89 Lincoln Avenue, Block 6607; Lot 5, for an alteration to an existing malfunctioning septic system.
9. Copy received from Houser Engineering, LLC regarding an application for a GP#25 for 101 Lincoln Avenue, Block 6606; Lot 4 with reference to an upgrade of an existing septic system with a new pump tank and pressure dosed disposal bed.
10. Application copy received August 15, 2011 for an NJDEP General Permit for Lindy's Lake Association, for the emergency repair of the upstream slope of the Lindy's Lake Dam in accordance with the NJDEP Dam Safety Standards, due to the failure of the upstream stone masonry retaining wall that failed in March 2011 requiring replacement with a rip rap slope.
11. Notice received August 2, 2011 from AECOM advising of an application for an Amendment to the Existing Highlands Exemption for the Tennessee Gas Pipeline 300 Line Project – Loop 325 and Addition of the Northeast Upgrade Project – Loop 325.
12. Notice from AECOM received August 9, 2011 advising of submission of a Clean Water Assurance Certification Form to the NJDEP to conduct hydrostatic testwater discharge activities for a segment of natural gas pipeline associated with the Tennessee Gas Pipeline 300 Line Project with temporary discharge activities to occur on or after August 17, 2011 at the Monksville Reservoir for approximately 4 hours, at a rate of 488,000 gallons at 2,000 gpm. This process will assist in certifying that the new pipe will be capable of operating at a specific pressure prior to placing in service.
13. Notice from AECOM regarding the Tennessee Gas Pipeline project, and submission of a Response to Action Outcome for a Remedial Action for Unrestricted Use on Union Valley Road, Block 6402; Lot 7 (Belchers Creek) advising that all remediation has been completed in compliance with Administrative Requirements for the Remediation of Contaminated Sites and completion of a Preliminary Assessment.
14. Notice received from the NJDEP, dated July 28, 2011, advising of a Minor Modification #7 for the Freshwater Wetlands Individual Permit and Individual Flood Hazard Area Permit, File #0000-09-0038.1 regarding the TGP 300 Line Project and a proposed shift in the location of the pipeline within the existing approved limit of disturbance at Bearfort Waters near Clinton Road.
15. Notice received from the NJDEP, dated August 3, 2011, advising of a Minor Modification #8 for the Freshwater Wetlands Individual Permit and Individual Flood Hazard Area Permit, File #0000-09-0038.1 regarding the TGP 300 Line Project and Bearfort Waters, allowing Special Condition #23 to be waived in order to limit the construction time within Bearfort Waters, and imposing additional conditions with the waiver for storage of equipment, fuel, and other associated precautionary measures with regard to turbidity in the lakes and streams.

## **ADJOURNMENT**

# **ADDENDUM TO AGENDA**

## **TOWNSHIP OF WEST MILFORD PLANNING BOARD**

**August 25, 2011**

### **REGULAR MEETING**

#### **MEMORIALIZATIONS**

**Resolution No. 2011-12**

**VINCENT LANZA**

**Second Extension of Final Site Plan Approval #0520-0219AB**

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

**Granted:** 1 Year Time Extension for Final Site Plan Approval until February 28, 2012.

#### **CLOSED SESSION**

**Resolution No. 2011-13**

**CLOSED SESSION**

- Braemar at West Milford LLC – Update from Board Attorney