

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**REGULAR AGENDA**

**August 28, 2008**

**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, *Vacant*  
Chairman: Andrew Gargano  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E.  
Board Planner : Charles McGroarty, P.P.  
GIS Specialist: Rob Sparkes

**PUBLIC PORTION**

Up to half-hour reserved.

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

**APPLICATIONS**

**CARRIED APPLICATION**

**EUGENE & ELAINE PRAIS**  
**Preliminary Subdivision #0410-1961**  
**Variance #0430-0654**  
Block 8401; Lots 22 and 23  
114 Dockerty Hollow Road; R-2 Zone

**CONCEPT REVIEW**

**AWOSTING ASSOCIATION INC.**  
**Preliminary & Final Site Plan #0820-0320AB**  
Block 4105; Lot 1  
Long Pond Road; LR Zone

**CARRIED APPLICATION**

**AWOSTING ASSOCIATION INC.**  
**Minor Subdivision #0810-1984**  
**Bulk Variance #0830-0807**  
Block 4106; Lot 1  
99 Long Pond Road; LR Zone

**NEW APPLICATION**

**BRC 123, LLC**  
**c/o RICK BOTTI**  
**Minor Site Plan #0820-0335**  
Block 14701; Lot 50  
62 Old Route 23; NC Zone

**MEMORIALIZATIONS**

**RESOLUTION NO. 2008 - 19**  
**BERKAN & ABBIE DEMIRBULAKI**  
**Minor Subdivision #0610-1979**  
**Variance #0730-0780**  
Block 3501; Lot 5  
31 Elm Street, R-1 Zone  
**Granted:** 60-Day Time Extension for Filing Minor Subdivision Deeds

**RESOLUTION NO. 2008 - 20**  
**RESOLUTION ADOPTING AN ADDENDUM TO THE OPEN**  
**SPACE GREENWAY AND PRIORITIZATION PLAN AND**  
**THE OPEN SPACE PLAN ELEMENT OF THE WEST**  
**MILFORD TOWNSHIP MASTER PLAN**

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING BOARD ATTORNEY'S REPORT**

**PLANNING DIRECTOR'S REPORT**

**MISCELLANEOUS**

**SUBCOMMITTEE REPORTS**

MASTER PLAN SUBCOMMITTEE  
ORDINANCE SUBCOMMITTEE  
BUILDING DESIGN SUBCOMMITTEE  
SITE PLAN COMMITTEE

**APPROVAL OF INVOICES – BOARD PROFESSIONALS**

Review and approval of invoices from Paul Ferriero, P.E., Thomas Germinario, Esq., Charles McGroarty, P.P., and Michael Hakim of Hakim Associates.

## **MINUTES**

Approval of minutes of the May 22, 2008 Regular meeting, June 5, 2008 Workshop meeting, and June 26, 2008 Regular meeting.

## **EXECUTIVE SESSION**

### **RESOLUTION NO. 2008 – 21**

-Living Word Alliance Church

## **COMMUNICATIONS**

Notification of pending application for Flood Hazard Area Permit from the Upper Greenwood Lake Property Owners Association received August 13, 2008.

Notice received from the NJDEP on August 13, 2008 regarding Anthony Patire, Marshall Hill, LLC and his ownership of the West Milford Lake Dam, requiring him to submit a reply to this notice by August 22, 2008 and submit documents for the repair or removal of the dam by September 12, 2008.

Authorization for a Freshwater Wetlands General Permit #18, Water Quality Certification and Waiver of Transition Area for Access for Block 5708; Lot 1, regarding the West Milford Lake Dam Removal received August 7, 2008.

Authorization for Freshwater Wetlands G.P. 25 and Waiver of Transition Area for Access for Amedeo Nazzaro, Block 10103; Lot 5; 14 Hirth Avenue.

Request sent for one-year extension from the NJ DEP Office of Natural Lands Management for the 2005 Recreation Trails Program grant from Rob Sparkes, GIS Specialist/Grant Administrator regarding the Bubbling Springs Lake Bike Trail.

Application for NJ DEP regarding a GP25 for replacement of a septic in a wetlands transition area for Ron Kurkowski, 99 Bayonne Drive, Block 1611; Lot 15.

Notice of pending application to the NJDEP for Treatment Works Approval Permit to construct a septic system not in conformance with N.J.A.C. 7:9A et seq. for Vincent Lanza, Block 12110; Lot 3.01 and Lot 5.03.

Notice from NJ DEP of pending expiration on January 1, 2009 regarding Renewal of a Recycling Center General Approval for Skytop Recycling, Inc., Airport Road, West Milford, NJ.

Notice from NJ DEP of Conditional-No Further Action Letter and Covenant Not to Sue for Block 13101; Lot 3, 11 Mallory Road, West Milford, NJ.

Authorization for Freshwater Wetlands Statewide General Permit No. 25 and Waiver of Transition for Access for applicant Joyce MacDonald, Block 8002; Lot 5 regarding a septic alteration.

Notice from NJ DEP of Unrestricted Use - No Further Action Letter and Covenant Not to Sue regarding an Area of Concern for William Snyder, Block 15401; Lot 24, 38 Meadowview Court relating to a 550 gallon heating oil underground storage tank.

Notice from NJ DEP of Conditional – No Further Action Letter and Covenant Not to Sue regarding the Dobb's Residence, Block 16804; Lot 4, 84 Greendale Drive relating to a 550 gallon heating oil underground storage tank.

Notice from NJ DEP of Unrestricted Use – No Further Action Letter and Covenant Not to Sue regarding Jeff Tacconi, 156 Bearfort Road, Block 7401; Lot 2.

Recertification Notice from the Hudson Essex Passaic Soil Conservation District for Morsetown Acres – 6 Vanessa Court, Block 6002; Lot 2.02 received August 5, 2008.

Recertification Notice from HEPSCD for Union Valley Road Bridge Replacement, Union Valley Road over Greenbrook received August 5, 2008.

Application for GP #25 from Michael and Maryann Baumohl of 17 Lenape Trail, Block 5714; Lot 5 for replacement of septic field.

Notice from Passaic County Planning Board regarding conditions of approval for Vincent Lanza, 1383 Macopin Road, Block 9501; Lot 12 and 12.01 - Vreeland Store Site Plan and Subdivision approval.

Copy of a “No Further Action Letter and Covenant Not to Sue” from the NJ DEP for William Meyer at Block 15701; Lot 42, 88 Paradise Road regarding site remediation for a former 550 gallon underground storage tank.

Authorization for a G.P. #1, Waiver of Transition Area for Access and Water Quality Certification for the Rehabilitation of Morsetown Road Culvert.

Completion letter dated August 21, 2008 from Rob Sparkes to the Office of Smart Growth regarding grant #00-6076-02 that was in support of the Streetscape Improvement Project.

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

Notice from NJ DEP regarding withdrawal of an application for Highlands Applicability Determination and Water Quality Management Plan for George Degraw, Brookside Development LLC, 121 Union Valley Road, Block 14601; Lot 5.01.

Application for Highlands Applicability and Water Quality Management Plan from Elaine Kramer, 715 East Shore Road, Block 4301; Lot 11 received July 24, 2008.

Notice from NJ DEP regarding Edward Ostrowicz, Block 4701; Lots 33.04, 350 Morsetown Road – Highlands Act – Exempt #1; Water Quality Management Plan – Consistent.

Notice from NJ DEP regarding Christian Life Center, Block 6203; Lot 13, 184 Marshall Hill Road, Highlands Act – Exempt #6; Water Quality Management Plan – Not Addressed.

### **ADJOURNMENT**