

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD  
REGULAR AGENDA  
September 3, 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: John Hansen, P.E.

Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**DRAFT HIGHLANDS MASTER PLAN ELEMENT** – Discussion.

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

**APPLICATIONS**

**TIME EXTENSIONS**– None.

**PENDING APPLICATIONS**– None.

**NEW APPLICATIONS** – None.

**NEW BUSINESS** – None.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2009-14  
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**

**Granted:** Minor Site Plan and Conditional Use 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.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**PLANNING BOARD PLANNER'S REPORT**

**PLANNING BOARD ATTORNEY'S REPORT**

**PLANNING BOARD ENGINEER'S REPORT**

**MISCELLANEOUS**

**Approval Of Invoices – Board Professionals**

**Subcommittee Reports**

Master Plan Subcommittee  
Ordinance Subcommittee  
Building Design Subcommittee  
Site Plan Committee

**Review of Meeting Dates for 2010**

**MINUTES**

Approval of minutes of the June 25, 2009 and August 6, 2009 Planning Board Regular meetings.

**COMMUNICATIONS**

1. Copy of an Application for a NJDEP Letter of Interpretation Regulatory Line Verification, dated August 17, 2009, received from Amy S. Greene Environmental for Bruce Patrono, Block 3705; Lot 27, 31 Olcott Road, with regard a determination that wetlands are not present on the subject property and confirmation of the location of the wetlands transition areas on adjacent properties.
2. Notice from the NJDEP, dated August 13, 2009, to the County of Passaic regarding the Apshawa Main Dam and Apshawa Auxiliary Dam, following a review of the revised as-builts and reports, finding that the work has been completed in substantial accordance with the approved plans and specification in the Dam Safety Permit #1144. Regular inspections of the dams are required in 2010 and formal inspection is required in 2018.
3. Authorization for a Freshwater Wetlands General Permit #25 and Waiver of Transition Area for Access received from the NJDEP, dated August 7, 2009, for John Willekes, Block 16307; Lot 2, 30 Circle Oak Drive, regarding the repair or replacement of a malfunctioning subsurface Sewage disposal system.
4. No Further Action and Covenant Not To Sue letter received from the NJDEP, dated August 11, 2009, regarding Block 6102; Lot 2, 6 George Street, Frank Popa, with reference to the remediation of a 550 gallon #2 heating oil underground storage tank.
5. No Further Action and Covenant Not To Sue letter received from the NJDEP, dated August 11, 2009, regarding Block 1609; Lot 2, 9 Taft Road, Michael Giannantonio, with reference to the remediation of a 550 gallon #2 heating oil underground storage tank.

6. Notice received from Betts Environmental Services Corp., dated August 14, 2009, regarding investigation and clean up of environmental contamination at 225 Oak Ridge Road, Oak Ridge, Block 16102; Lot 29, for Fredericks Fuel & Heating Service.
7. Notice received on August 18, 2009, from James Dunne, Block 10816; Lot 3 310 Maple Road, regarding a general permit application for the proposed installation of a sub-surface sanitary disposal system.
8. Notice received on August 17, 2009 from Michael DelVecchio, Block 10301; Lot 16, 53 Krattiger Court, regarding a general permit application for the proposed installation of a sub-surface sanitary disposal system.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT** – None.

**ADJOURNMENT**

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**DRAFT**

**Meeting Dates**  
**January - December 2010**

	<b><u>Work/Regular Meetings</u></b>	<b><u>Regular Meetings</u></b>
January	7 (Reorg.)	28
February	4	25
March	4	25
April	1	22
May	6	27
June	3	24
July	1	22
August	5	26
September	2	23
October	7	28
November	4	4
December	2	16

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All meetings are held in the Main Meeting Room of West Milford Town Hall, 1480 Union Valley Road, West Milford, New Jersey, beginning at 7:30 p.m.