

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 3, 2015
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 may 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, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Michael Siesta, Steven Castronova.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS – None.

APPLICATIONS

PENDING APPLICATIONS

BRAEMAR AT WEST MILFORD, LLC

(Greene Valley Estates)

Final Subdivision #0610-1910B

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Re: Continuation of Compliance Hearing from August 24, 2015 regarding the Township's Water Supply and Water Quality Ordinance and the Conditional Final Major Subdivision Approval for Block 10001; Lots 14, 19, 20, 23 memorialized under Resolution No. 2012 – 16, dated December 6, 2012.

MEMORIALIZATIONS

***RESOLUTION NO. 2015 –**

**RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD
ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST
MILFORD MASTER PLAN**

**(This matter has been carried in order to permit a review by the Zoning Board of Adjustment as requested by the Planning Board and Township Council)*

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Approval of invoices from the Planning Board professionals for July 2015.

MINUTES

Approval of Minutes from the June 25, 2015 and July 23, 2015 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Copy of an application for a Highlands Applicability Determination from the NJDEP, Division of Parks & Forestry, dated August 5, 2015, regarding the replacement of the transmission pole bridge at Long Pond Ironworks which was damaged on August 20, 2011. The bridge provided passage of the Highlands Trail over the Wanaque River, a C-1 Trout Production Highlands watercourse, as well as being a trailhead with parking for the Long Pond Ironworks State Park.
2. Copy of correspondence from the Highlands Water Protection and Planning Council, dated August 14, 2015, advising that an Amended Plan Conformance Grant #033-011-1615 has been approved following the Highlands Council adoption of Resolution No. 2015-16 approving an updated Plan Conformance Grant Program to assist in meeting the requirements of the Fair Housing Act and the March 10, 2015 NJ Supreme Court’s decision. The amendment to the grant program will provide up to \$25,000 in additional funding for updates to the Module 2: Municipal Buildout analysis and Report, the Module 3: Housing Element and Fair share Plan, and Module 7: Highlands Implementation Plan and Schedule.

NJ Department of Environmental Protection Correspondence

1. NJDEP Freshwater Wetlands Transition Area Waiver and General Permit Change in Ownership, dated July 30, 2015, received for Michael Facchini, Rockburn Pass, Block 5003; Lot 9.
2. Notice of Resolution received from the NJDEP, dated August 18, 2015, received for Kenneth and Lisa Perry, 93 Morsetown Road, Block 5001; Lot 4 regarding General Permits #8 and #10 to legalize the construction of two portable carports and a driveway in freshwater wetlands transition areas that were the subject of a Notice of Violation dated November 19, 2009.
3. Notice from the NJDEP Bureau of Dam Safety, dated August 12, 2015, to the Farm Crest Acres Lake Association regarding the Upper Crest Lake Dam and Lower Crest Lake Dam, advising that the EAP (Emergency Action Plan) was found to be acceptable.

4. NJDEP Flood Hazard Area Applicability Determination, dated August 6, 2015, received for 401 Ridge Road, Block 5307; Lot 12 regarding the proposed replacement of a septic system, advising that a Flood Hazard Area Permit is not required since the proposed system is at grade and no activity will be in the stream's riparian zone.
5. No Further Action notice received from the NJDEP, dated August 10, 2015, regarding removal of a 550 gallon #2 heating oil UGST at 31 Beach Haven Road, Block 1810; Lot 2.
6. No Further Action notice received from the NJDEP, dated July 29, 2015, regarding removal of a 275 #2 heating oil AGST at 55 Poplar Grove Terrace, Block 12203; Lot 15.

Miscellaneous Correspondence Received/Sent

- 1.

ADJOURNMENT