

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

WORKSHOP AGENDA

September 4, 2008

Immediately following Regular Meeting

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 workshop meeting was published in the Herald News and Suburban Trends newspapers. 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.

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

Planning Consultant: Charles T. McGroarty, P.P.

Consulting Engineer: John Hansen, P.E.

GIS Specialist: Rob Sparkes

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

ORDINANCES FOR DISCUSSION

Site Plan Review Waiver Process

Apartments: Accessory or Conditional Use

Modification of Definitions for Buildings and Structures

Establish Standards for Massage Therapy Facilities

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED

MISCELLANEOUS

2009 Planning Board Meeting Dates – Discussion.

Planning Board Approval of Board Professional Invoices - Discussion.

Planning Board Meeting Procedures – Discussion.

MINUTES

Approval of minutes of the June 5, 2008 Workshop and June 26, 2008 Regular meetings.

COMMUNICATIONS

- 1.** Copy of letter from Jeffrey Wilson, attorney for Marshall Hill, LLC, to NJ Bureau of Dam Safety & Flood Control regarding the West Milford Lake Dam, requesting a 60-day time extension for developing a remediation plan for the dam and possible redevelopment of the property.
- 2.** Letter from NJ DEP to DIO Satellite LLC, regarding Carpi Lake Dam, requesting revisions to the Emergency Action Plan that was submitted March 28, 2008.
- 3.** Freshwater Wetlands Letter of Interpretation/Line Verification for Ernest Oberer, Block 14201; Lot 14, Germantown Road.
- 4.** Freshwater Wetlands Transition Area Redevelopment Waiver, Statewide General Permit No. 8 and Letter of Interpretation-Line Delineation for John Collins, Block 6605; Lot 22, at 30 Sophie Avenue.
- 5.** Notice of Violation for Richard Slifer, Block 10602; Lot 39, 62 Schofield Road regarding performance of an unauthorized activity within a flood fringe, specifically the storage of unsecured materials and debris and placement of fill within 300 feet of waters classified as Category Trout 1 Production without a Stream Encroachment Permit.
- 6.** Request to add E2 Project Management of Parsippany, NJ to bidders list for Environmental Services.
- 7.** Letter from Passaic County Planning Department regarding Mr. Wonton, LLC Site Plan, Block 6303; Lot 18, noting items needed prior to approval, including revised plans eliminating overflow connection to county drainage, curbs on Union Valley Road, easement to the Township for sidewalks, Highlands approval, and contribution of \$2,178.00 for the County Corridor Enhancement program.
- 8.** Letter from Passaic County Planning Department regarding 1952 Union Valley Road, LLC (Q&S Deli), Block 3601; Lots 1 and 3, withholding approval pending receipt of documents including drainage calculations, revised plans depicting eco basins, driveway details, improvements on Union Valley Road, 10 foot deed for road widening, Highlands approval, and a contribution of \$3,000 for the County Corridor Enhancement program.
- 9.** Rain Garden Workshop, Community Partnership in Managing Stormwater, Rutgers Cooperative Extension of Monmouth County, Freehold, NJ, September 23, 2008.
- 10.** Application notification for a Freshwater Wetlands Letter of Interpretation for Kurt Gardenier, 83 McKinley Place, Block 6204; Lot 16.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

ADJOURNMENT