

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 4, 2014
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, Andrew Gargano, Robert Nolan, Douglas Ott, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme.
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

NEW APPLICATIONS – None.

EXTENSIONS OF TIME – None.

MEMORIALIZATIONS – See below under Ordinances Referred From Council.

NEW OR ONGOING BUSINESS –

Draft Master Plan Land Use Element – To be reviewed on September 25, 2014.

Review Sustainable Land Use Pledge - To be reviewed on September 25, 2014.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL

Ordinance of the Township of West Milford, County of Passaic, State of New Jersey to Amend Chapter 500, “Zoning”, Article III, “Residential Districts” Section §500-13, “Sewer and Water Facilities” of the Township Code – Master Plan Consistency Review and Determination.

Resolution No. 2014 - 10

MASTER PLAN CONSISTENCY DETERMINATION FOR ORDINANCE NO. 2014-007 TO AMEND CHAPTER 500 "ZONING", ARTICLE III, "RESIDENTIAL DISTRICTS" SECTION §500-13, "SEWER AND WATER FACILITIES" OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WEST MILFORD COUNTY OF PASSAIC, STATE OF NEW JERSEY

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the months of July 2014.

Approval of 2015 Meeting Dates for Township Calendar

MINUTES

Approval of Minutes from the June 26, 2014 and July 24, 2014 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Highlands Exemption #4, WQMP–Not Addressed, dated August 5, 2014, received for the West Milford Salt Storage Project, Lycosky Drive, Block 6002; Lot 28.

NJ Department of Environmental Protection Correspondence

1. No further Action - Covenant Not To Sue notice received from the NJDEP, dated July 21, 2014, regarding the removal of a 550 gallon #2 Heating Oil UGST at 77 High Crest Drive, Block 12901; Lot 43.
2. Freshwater Wetlands Letter of Interpretation – Line Verification, dated July 16, 2014, received from the NJDEP regarding James and Linda Antonucci for Block 101; Lot 29, Cherry Ridge Road, advising that the subject site's wetlands are of Exceptional Resource Value and require a transition area adjacent to the wetlands of 150 feet.
3. Freshwater Wetlands General Permit #10A for a Minor Road Crossing, and Freshwater Wetlands Transition Area Waiver Averaging Plan, dated July 16, 2014, with an expiration date of July 15, 2019, received from the NJDEP for James and Linda Antonucci, regarding Block 101; Lot 29, authorizing the disturbance of 4,341 sq ft of freshwater wetlands transition area for the construction of a driveway, as well as a modification of the transition area for a proposed dwelling.
4. Copy of an application for a NJDEP General Permit #8, dated July 29, 2014, regarding the proposed construction of a 494 sq. ft. garage on 280 Weaver Road, Block 12402; Lot 5.
5. No Further Action - Covenant Not To Sue notice received from the NJDEP, dated August 12, 2014, regarding the removal of a 550 gallon #2 Heating Oil UGST at 61 Cherry Ridge Road, Block 17201; Lot 19.
6. Application for a Freshwater Wetlands GP#25, dated August 12, 2014, received from Houser Engineering regarding 28 Louis Avenue, Block 6604; Lot 21, for the repair of an existing septic system.
7. Flood Hazard Area Applicability Determination, dated August 5, 2014, received from the NJDEP for the Living Word Alliance Church, 93 Lake Shore Drive, Block 2701; Lot 25 and Block 2705; Lot 4, regarding a septic alteration and building renovation, indicating that a general permit and flood hazard area individual permit are not required.

8. Draft Surface Water Renewal Permit Action for Sanitary Wastewater, dated July 23, 2014, received from the NJDEP for the Reflection Lakes Garden Apartments STP, 1177 Union Valley Road, Block 7702, Lot 9.

Miscellaneous Correspondence Received/Sent

1. Notice from Jefferson Township regarding the adoption of the following ordinances: Ordinance #2-14 Establishing Chapter 370 Of The Jefferson Township Municipal Code Entitled "Riparian Zones" For The Purpose Of Establishing Riparian Zones Within The Township Of Jefferson And Regulating The Use Thereof; Ordinance #3-14 Establishing Chapter 417 Of The Jefferson Township Municipal Code Entitled Steep Slopes; Ordinance #4-14 Amending Chapter 436 Of The Jefferson Township Municipal Code Entitled "Subsurface Sewage Disposal System Management."
2. Notice from the Township of Jefferson, dated July 21, 2014, advising of a First Reading of the following: Ordinance #16-14, Ordinance Establishing A Redevelopment Plan For Certain Properties Located Along Route 15 In The Township Of Jefferson, And Amending Ordinance Number 14-11, Establishing The Redevelopment Area -3 Zoning District (RA-3), By Adding The Properties Included In This Ordinance To The RA-3 Zone. Chapter 490 Of The Land Development Code Of The Township Of Jefferson Is Amended To Include The Properties In This Ordinance In The RA-3 Zone; And Amending Chapter 490-8, The Zoning Map.
3. HEPSCD certification of a soil erosion and sediment control plan, dated June 27, 2014, regarding the West Milford Public Library, 1470 Union Valley Road, Block 7903; Lot 13, 14, certifying the plan for 3.5 years.
4. HEPSCD certification of a soil erosion and sediment control plan, dated June 2, 2014, regarding the Salt Storage Project at 30 Lycosky Drive, Block 6002; Lot 28.01, certifying the plan for 3.5 years.
5. Correspondence dated July 24, 2014 from Passaic County Planning Department regarding the proposed West Milford Library, Block 7903; Lots 13 - 16, 1470 Union Valley Road, advising of the following needed prior to consideration of unconditional site plan approval: Deed for road widening for 33 feet from the centerline of Union Valley Road, in addition to Title Policy, Affidavit of Consideration and NJ Form GIT3; Revised road profile for southern driveway with no more of a 2% grade for the first 25 feet from the back of the sidewalk with a revised waiver request; Revised plans for southern driveway that will use a dropped curb with raised sidewalk and apron for pedestrian access; ROW access permit required for the southern driveway. Required permits and bond amounts will be sent once unconditional approval is granted.
6. Copy of West Milford Zoning Permit Approval #ZP-07-14-0226, dated 07-29-14, for 538 Lakeside Road LLC regarding proposed boat storage on existing gravel site with installation of a privacy fence along the property frontage, subject to the following conditions: prior to any work commencing on the site, the owner is required to obtain approval from the West Milford Planning Board, Passaic County Planning Board, and receive a Highlands Determination.
7. Resolution from Vernon Township, dated 07-28-14, advising of a request for Federal and/or State funds to address the single lane underpass on Canistear Road.
8. NJ Shade Tree Foundation Seminar – Planting the Right Tree in the Right Place Post Superstorm Sandy, 09/26/14, Passaic County Public Safety Academy, 300 Ham Road, Wayne, NJ, 8:30-11 a.m., RSVP required.
9. Memo dated August 11, 2014 from the WM Environmental Commission, advising that the Trails Master Plan has been approved by the Commission following a public meeting on August 4, 2014, and requesting that the document be forwarded to the Township Council for review and approval.
10. Notice from the NJDOT, dated August 1, 2014, regarding the proposed replacement of the Route 23 Bridge over the Pequannock River, and advising that the Township is entitled to participate in the Section 106 Process with regard to historic resources in the area that may be affected by the project.

11. HEPSCD certification of the soil erosion and sediment control plan, dated July 7, 2014, regarding Battle Creek Paintball, 625 Macopin Road, Block 13501; Lot 2.
12. Resolution No. 2014 – 273 of the Township of West Milford authorizing the release of a cash bond posted by Sun Young Joo as a performance bond for major soil removal/fill permit #PB-05-12-05-A at 55 Green Terrace Way, Block 10402; Lot 12.
13. Resolution No. 2014 – 266 of the Township of West Milford authorizing the reduction of a cash performance bond for Oak Ridge Associates, LLC at 209 Oak Ridge Road, Block 15901; Lot 1, retaining \$15,000. to complete required landscaping, and subject to the posting of a \$10,164.23 maintenance bond.

ADJOURNMENT