

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 22, 2011
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, Robert Nolan,
Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker, *Vacancy*
Chairman: Andrew Gargano
Alternates: Michael Siesta, Steven Castronova
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E. / John Hansen, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS – None.

APPLICATIONS

PENDING APPLICATIONS - None.

EXTENSIONS OF TIME

JACK LEVKOVITZ (VILLAGE ON RIDGE) Section II

Amended Final Major Subdivision #0510-1744C

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

Seeking: Extension of Time for Amended Final Major Subdivision Approval and several associated conditions due to delays in securing other governmental agency approvals required per Planning Board Resolution No. 2010-20.

NEW APPLCATIONS

TRIPLE T CONSTRUCTION, LLC

Preliminary Site Plan #PB-03-11-01

Bulk Variance

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

Seeking: Preliminary Site Plan and Conditional Use Approval to permit the outdoor storage of boats.

COMPLETENESS DETERMINATION

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

Seeking: Completeness determination regarding Final Major Subdivision application for the subdivision of 17 residential building lots on Wooley Road.

MEMORIALIZATIONS

NEW BUSINESS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

Ordinance No. 2011-016 and Ordinance No. 2011-017 – Lake Community Requirements.

BOARD PLANNER'S REPORT

BOARD ATTORNEY'S REPORT

BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of the invoices submitted by the Planning Board professionals for services performed during the months of July, and August 2011.

MINUTES

Approval of Minutes from the June 23, 2011 Regular Meeting, the August 4, 2011 Workshop Meeting, and the August 25, 2011 Regular Meeting.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Highlands Act – Exemption #11 and WQMP–Not Addressed, dated September 1, 2011, received for PSE&G Co. – BPU Vegetation Maintenance Compliance.
2. Highlands Act – Exemption #2 and WQMP–Consistent, dated September 2, 2011, received for Cefes Single Family Dwelling, Block 1806; Lot 4, Magnolia Road, for the construction of a three bedroom dwelling on a .206 acre lot.
3. Highlands Act – Exemption #2 and WQMP–Consistent, dated August 18, 2011, received for Paul Kas, Lukoil Site Plan, Block 6701; Lots 8 & 9, 1910 Union Valley Road, for modifications to an existing gas station, including expansion of the parking area, conversion of a service bay into a convenience store, and construction of a canopy over the existing pumps.
4. Notice of an application for a Highlands Applicability Determination for Joan DeFrest, Block 4016; Lot 1, 195 Awosting Road, regarding abandonment of an ISSDS, and connection to existing sanitary sewer system.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Notice of Violation received from the NJDEP, dated July 25, 2011, for Tim Birkoff, 470 Ridge Road, Block 5501; Lots 2.03 & 2.04, for unauthorized regulated activities within a freshwater wetlands

transition area including destruction of vegetation and placement of soil and asphalt millings within this area and within the 150 ft riparian zone associated with a tributary to Belcher Creek.

2. Response Action Outcome, received August 29, 2011 from TERMS Environmental Services for MCB Screen Printing & Embroidery and Village Square Inn, Village Holdings, LLC, at Block 15505; Lots 2.01, 2.02, 2887 & 2991 State Hwy 23, regarding a remediation at the site that included preliminary assessment, site investigation, remedial investigation, and remedial action in accordance with NJAC 7:26C-6.2(c).
3. Notice from AECOM, dated August 26, 2011, advising of a submission for Tennessee Gas Pipeline of a Clean Water Assurance Certification Form to the NJDEP to conduct hydrostatic testwater discharge activities for a segment of the natural gas pipeline associated with Loop 325 of the 300 Line Project, with temporary discharge activities to occur on or after September 6, 2011 in West Milford Township.
4. Public Notification received September 6, 2011 from GES Services for Petro Two, Block 5701; Lot 3, 4 Marshall Hill Road, regarding an investigation for environmental conditions at the former Exxon Service Station.
5. Notice from PK Environmental, dated September 13, 2011 advising of an application to be made for Elaine Kramer, Block 4301; Lot 11, 715 East Shore Road, for a General Permit #11, #25, and a Flood Hazard Area Individual Permit for residential improvements and reconstruction activities on subject property.

CORRESPONDENCE

1. Notice from ANJEC received September 9, 2011 regarding the 38th Annual Environmental Congress on October 15, 2011 from 8:15 to 3:30 at the Brookdale Community College in Lincroft, NJ, \$60. for ANJEC members, \$70. for non-members.
2. Notice received on September 6, 2011, from John Wyckoff, P.E. of New Jersey Natural Gas, that revised USGS maps outlining the approximate location of pipelines are available. Maps of the Newfoundland and Waywayanda Quadrangles are on file in the Township Clerk's office. Additional information may be obtained by contacting Mr. Wyckoff at New Jersey Natural Gas.
3. HEPSCD Recertification notice received on September 6, 2011 for: 1) Oberer Single Family Residence & Septic Installation, Block 14201; Lot 14, 350 Germantown Road, to expire on January 29, 2015; and 2) Carpignano Single Family Dwelling, Block 14601; Lot 10, 15 Union Valley Road, to expire on February 10, 2015; 3) West Milford Bikeway Section 3, Westbrook Road, to expire on February 22, 2015.
4. Notice received from the NJ Shade Tree Federation regarding the 86th Annual Conference on October 21 & 22, 2011 in Cherry Hill, NJ.
5. Memo dated August 26, 2011 from the Planning Board to the Township Administrator, Township Council, Health Officer, and Police Chief requesting a review of the Township's noise ordinance, Chapter 226, Sections 1 to 7 and 226 a, b, based on comments from Township residents at a recent Planning Board hearing.
6. Mayors Fax Advisory from the NJ League of Municipalities, dated September 14, 2011, opposing S-2887, which could potentially establish a new category of farmland-based wind energy generation projects on farmland preservation land, specifically exempting wind turbines from "review, approval or application from any state, county or municipal regulatory body" except for minor site plan review.
7. Notice from the NJ League of Municipalities, dated September 14, 2011, advising of a professional development program for municipal officials "Taking the Mystery Out of Applying For Grants" on October 5, 2011 in Monroe Township.

ADJOURNMENT