

Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA

September 23, 2010

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, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
Chairman: Andrew Gargano
Alternates: Michael Siesta, Thomas Harraka
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS

KURT RENZLAND

Final Site Plan #PB-06-10-07 (Phase 2)

Block 6002; Lots 39.02

921 Burnt Meadow Road; LMI Zone

Seeking: Final Site Plan Approval for Phase 2 (Building 2) for a one-story office / warehouse building and associated parking.

PENDING APPLICATIONS

1952 UNION VALLEY ROAD, LLC

Preliminary & Final Site Plan #0820-0167AB

Bulk Variance

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Seeking: Preliminary and final site plan approval and variance relief regarding the removal of an existing 1200 square foot retail structure and the construction of a new 5000 square foot 2-story delicatessen with two apartments, including construction of parking lot and new entrance on Union Valley Road.

MEMORIALIZATIONS

RESOLUTION No. 2010-12

BROOKSIDE DEVELOPMENT, LLC

Minor Subdivision & Bulk Variance #PB-04-10-03

Block 14601; Lot 5

Union Valley Road; R-3 Zone

Approved: Reversal of the prior subdivision to revert the properties to the configuration on West Milford Tax Maps prior to the 2004 subdivision approval, and granting a new minor subdivision for Lot 5 with revision of the configuration of the lot lines, variance relief for front yard setbacks, for the construction of two four-bedroom single family dwellings, approved with conditions.

RESOLUTION No. 2010-13

BROOKSIDE DEVELOPMENT LLC

Minor Subdivision #PB-04-10-04

Block 14601; Lot 6 (5.03 & 5.04)

Union Valley Road; R-3 Zone

Approved: Reversal of the prior subdivision to revert the properties to the configuration on West Milford Tax Maps prior to the 2004 subdivision approval, and granting a new minor subdivision approval for Lot 6 with revision of the configuration of the lot lines, for the construction of two four-bedroom single family dwellings, approved with conditions.

PRESENTATIONS – None.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION

Updated Draft Sign Ordinance – Discussion.

Rezoning – Discussion.

Draft Master Plan Amendment – Discussion.

ORDINANCES REFERRED FROM COUNCIL

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 July and August 2010.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee

Building Design Subcommittee
Site Plan Subcommittee

Appointment of Ordinance Subcommittee Member: Position vacated by Richard McFadden, P.E.

MINUTES

Approval of the Planning Board Minutes of the August 26, 2010 Regular Planning Board meeting.

COMMUNICATIONS

1. Copy of a letter to Richard Slifer, dated August 23, 2010, from the Hudson Essex Passaic Soil Conservation District regarding site work being performed at Post Brook Road No., Block 10601; Lot 60.03, including soil disturbance and filling activities, without a certified soil erosion and sediment control plan.
2. Letter from the Passaic County Planning Board regarding a site plan for Greg Fitzgerald, 1892 Greenwood Lake Turnpike, Block 3705; Lot 6 and 7, advising that approval of the plan has been withheld pending receipt of additional documents.
3. Memo from the Township Clerk's Office received September 14, 2010 advising that all original Agreements and Contracts, including Grant Applications and Agreements, must be filed with the Clerk's Office.
4. Copy of a letter to West Milford Board of Education, dated August 26, 2010, from the Hudson Essex Passaic Soil Conservation District regarding certification of a soil erosion and sediment control plan with conditions.
5. Notice of a Ground Water Summit by the Passaic River Coalition, to be held October 5, 2010 at the Hanover Manor in East Hanover, NJ from 8:30 to 12:00.
6. Notice from the Township Clerk's Office of appointments to the Environmental Commission: Gary Oppenheimer from Alternate to Regular Member #2, Tom Tamayne to Regular Member #4, and Luke slot to Alternate Member #2.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Notice regarding a Freshwater Wetlands Application for a General Permit for the construction of one or more buildings on 1221 Union Valley Road, Block 7702; Lot 7 for Strengthen Our Sisters.
2. Notice regarding a Freshwater Wetlands Application for a General Permit #25 a septic alteration for 37 Cahill Cross Road, Block 8101; Lot 26, Jeffrey and Jennifer Ray.
3. Copy of an Application, dated August 10, 2010, with attached plans, for a GP#25 for Mary Henaghen, 1812 Clinton Road, Block 207; Lot 11, with regard to a proposed installation of a sanitary disposal system.
4. Copy of an Application for a Highlands Applicability Determination for Lone Pine Lane/Split Rock Road, Block 5306; Lot 4.02 with Lot Disturbance Plan.
5. Potable Well Water Analysis received from the NJ DEP, dated August 18, 2010, in the vicinity of the SBP Petroleum site at 555 Warwick Turnpike for Surjit Singh, well location 555 Warwick Tpk., Block 703; Lot 3 regarding results from July, August, September, and November 2009, and January and February 2010 testing.
6. Potable Well Water Analysis received from the NJ DEP, dated August 18, 2010, in the vicinity of the SBP Petroleum site at 555 Warwick Turnpike for Karen and Darin Coslet, well location 551 Warwick Tpk., Block 703; Lot 2 regarding results from July, August, September, and November 2009, and January and February 2010 testing.

7. No Further Action Determination with conditions received from the NJ DEP for Joseph Kildune, 24 Dockerty Hollow Road, Block 8501; Lot 16 for the removal of a 550 gallon #2 Heating Oil Underground Tank.
8. Notice of Deficiency in Remedial Investigation and Action Workplan Report received from the NJ DEP, dated August 18, 2010 for George Perone, 37 Oak Drive, Block 16302; Lot 13.
9. Notice of Deficiency in Remedial Investigation and Action Workplan Report received from the NJ DEP, dated August 17, 2010 for Gordon Onembo, 65 White Road, Block 6902; Lot 10.
10. No Further Action Determination with conditions received from the NJ DEP for Kenneth Hopkins, 60 Brook Road, Block 303; Lot 12 for the removal of a 550 gallon #2 Heating Oil Underground Tank. and associated contaminated soils.

ADJOURNMENT