

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD  
REGULAR AGENDA  
September 24, 2009**

**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, Richard McFadden, Douglas Ott, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker  
Alternates: Michael Siesta, Kerry Goceljak  
Chairman: Andrew Gargano  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**DRAFT HIGHLANDS MASTER PLAN ELEMENT** – Discussion.

**SITE PLAN APPLICATION REVIEW WAIVERS** – None.

**APPLICATIONS**

**TIME EXTENSIONS**– None.

**PENDING APPLICATIONS**– None.

**NEW APPLICATIONS** – None.

**NEW BUSINESS** – None.

**MEMORIALIZATIONS**

**Resolution #2009-15  
MICHAEL J. HOEK  
Minor Site Plan #PB-05-09-01  
Bulk Variance**

Block 7903; Lot 12  
1468 Union Valley Road; VC

**Granted:** Minor Site Plan and Bulk Variance Approval for the renovation to the second floor of a bicycle shop to accommodate a photography studio, parking lot upgrades with ADA accessible ramp, paving and striping.

## **ORDINANCES FOR INTRODUCTION**

## **ORDINANCES REFERRED FROM COUNCIL**

## **PLANNING BOARD PLANNER'S REPORT**

## **PLANNING BOARD ATTORNEY'S REPORT**

## **PLANNING BOARD ENGINEER'S REPORT**

## **MISCELLANEOUS**

### **Approval Of Invoices – Board Professionals**

#### **Subcommittee Reports**

Master Plan Subcommittee  
Ordinance Subcommittee  
Building Design Subcommittee  
Site Plan Committee

## **MINUTES**

Approval of minutes of the August 6, 2009 and August 27, 2009 Planning Board Regular meetings.

## **COMMUNICATIONS**

1. Notice of Draft Permit Actions regarding Scrap Metal Industrial Stormwater General Permit (SM2) and Vehicle Recycling Industrial Stormwater General Permit (RVR), advising that the DEP recognizes the significant difference between the two industries, with separate permitting standards set for each with the issuance of new permits.
2. Notice from the NJ DEP dated August 31, 2009 regarding signs that will be posted at sites being remediated by the DEP or other parties, and advising that public funds are being used to cover the costs of the sign installation. The signs will be 2' x 3' and will say "Environmental Investigation/Cleanup in Progress at this Site" and provide contact information for the DEP.
3. Notice from the NJ DEP dated August 18, 2009 regarding Agatha Majchrzak for 28 Mountain Spring Road, Block 13901; Lot 8, advising of No Further Action and Covenant Not to Sue.
4. Authorization for a GP 25 and Waiver of Transition Area for Access received from the NJDEP on August 7, 2009 for Stephanie Vreeland, Block 16504; Lot 9.
5. Report from Passaic County Planning Dept. dated July 28, 2009 regarding Jack Jaust, Block 16005; Lot 12, 96 Oak Ridge Road, withholding approval of a site plan pending receipt of revised plans for drainage, TV inspection of abandoned pipe, permission from Newark Watershed to discharge stormwater across Newark's property, and agreement to maintain abandoned drainage system being used by applicant.
6. Notice from the Hudson-Essex-Passaic Soil Conservation of certification of soil erosion and sediment plan for Ken Carroll, 26 Commanche Lane, Block 401; Lots 19 & 21.
7. Notice from the Hudson-Essex-Passaic Soil Conservation of certification of soil erosion and sediment plan for Scott Leonescu, Warwick Tpk SFD, 694 Warwick Tpk, West Milford, Block 1816; Lot 1.

8. Letter dated September 10, 2009 to Anthony Patire from Kevin Boyle, Township Administrator, regarding West Milford Lake, advising Mr. Patire to contact the Highlands Council about possible development of the West Milford Lake site, and also advising of a re-evaluation of properties at this site to identify whether a lake association exists, and the possibility of assessment on these properties for dam repair costs.
9. Notice from Synergy Environmental, Inc., dated September 1, 2009, regarding ongoing environmental investigations at Lakeside Amoco, 2 Lakeside Road, Block 3609; 16, and advising that groundwater contamination at the site is being remediated.
10. Notice from Lukoil, Getty Petroleum, dated August 13, 2009, regarding remediation of environmental contamination at 1367 Union Valley Road, Block 7508; Lot 16.
11. Notice sent to Scott Leonescu, Your Home Team, from the Hudson Essex Passaic Soil Conservation District, dated August 12, 2009, regarding Papscoe Road & Chickadee Lane, Block 2312; Lot 16, certifying the soil erosion and sediment control plan submitted.
12. Notice from Brockerhoff Environmental Services, dated August 28, 2009, regarding SB Petroleum, 555 Warwick Tpk., advising of coordination of potable well sampling at the site.
13. Notice from PSE&G regarding removal of vegetation along the electric transmission right-of-way in West Milford Township beginning on or about October 1, 2009 through April 1, 2010.
14. Notice from GES Groundwater & Environmental Services received August 31, 2009 regarding investigation of environmental conditions at the former Exxon station, currently the Petro Two, Inc., at 4 Marshall Hill Road, Block 5701: Lot 3.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT** – None.

1. Letter dated July 31, 2009 from Giordano, Halleran & Ciesla for Tennessee Gas Pipeline to NJ DEP regarding Highlands Exemption for the 300 Line Project – Eastern Alternative, specifically requesting that this alternative project be assigned a separate Program Interest Number and Activity Number than the original primary route for the 300 Line Project that is currently under review for exemption.
2. Notice and application from Dr. Greg Rubenstein for a Highlands Exemption #2 for Block 4201; Lot 12, 49 Lake Park Terrace.
3. Copy of revised plans for a Highlands Determination and Northeast Water Quality Management Plan, dated August 5, 2009, received from Schwanewede/Hals Engineering for Shoebox Storage, LLC, 140 Oak Ridge Road, Block 16006; Lot 1.01.
4. Letter from the NJDEP dated September 9, 2009 to Jack Levkovitz regarding Village on Ridge, Block 5203; Lots 1-14, 19-30; Block 5204; Lots 2-15; Block 5205; Lots 1-9; Block 5202; Lots 1-3 & 6, confirming that the Exemption #3 issued in 2006 was still valid and the CLUE letter issued in February 2009 was rescinded.

**ADJOURNMENT**