

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 24, 2015
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 may 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, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
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.

APPLICATIONS

EXTENSION OF TIME

RESOLUTION NO. 2015 - 08

AWOSTING ASSOCIATION INC.

Preliminary & Final Site Plan and Conditional Use #0820-0320AB

Block 4105; Lot 1

Long Pond Road; LR Zone

Seeking: Extension of Final Site Plan and Conditional Use Approval, memorialized January 3, 2013, for the construction of a new private lake community clubhouse.

PENDING APPLICATIONS

538 LAKESIDE ROAD LLC

Preliminary /Final Site Plan #PB-09-14-03

Block 3610; Lot 30

Greenwood Lake Turnpike; LC Zone

Seeking: Continuance of the hearing for Preliminary and Final Site Plan approval for Block 3610; Lot 30, Greenwood Lake Turnpike for the construction of a marine supply and boat storage facility on an existing gravel parking lot, with installation of privacy fencing and parking for boat storage. This matter was before the Planning Board on June 25, 2015.

MEMORIALIZATIONS

RESOLUTION NO. 2015 - 09 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

Re: Resolution regarding Compliance Hearing from August 24, 2015 regarding the Township's Water Supply and Water Quality Ordinance and the Conditional Final Major Subdivision Approval for Block 10001; Lots 14, 19, 20, 23 memorialized under Resolution No. 2012 – 16, dated December 6, 2012.

***RESOLUTION NO. 2015 – RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST MILFORD MASTER PLAN**

**(This matter has been carried in order to permit a review by the Zoning Board of Adjustment as requested by the Planning Board and Township Council)*

Receipt of correspondence dated September 16, 2015 from the Zoning Board of Adjustment regarding the Draft Land Use Plan Element.

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL –

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT –

BOARD ENGINEER'S REPORT –

MISCELLANEOUS

Approval of invoices from the Planning Board professionals for August 2015.

MINUTES

Approval of Minutes from the 2015 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Notification of an application being submitted for a Highlands Exemption, dated September 2, 2015, from Langan Engineering regarding an Orange & Rockland Utilities project for the installation of new underground electrical distribution circuit totaling approximately 1.75 miles on Block 6002; Lot 20, on Union Valley Road, Macopin Road, Marshall Hill Road and West Shore Road. Also submitted was notification of an application for a Freshwater Wetlands General Permit #2 and Individual Flood Hazard Area Permit.

2. Notice of an application for a Highlands Applicability Determination/Exemption received from NY SMSA LP d/b/a Verizon Wireless with respect to a cell tower related project on Deer Path Road, Block 12001; Lot 6.

3. Notice of an application for a Highlands Applicability Determination/Exemption dated August 27, 2015 received from Greenwood Lake Services LLC regarding property at 341 & 330 Lakeside Road, Block 3101; Lot 9 and Block 3107; Lot 2. No information regarding the proposed project was included with the notice.
4. Notice of an application for a Highlands Applicability Determination/Exemption dated August 27, 2015 received from Greenwood Lake Services LLC regarding property at 1975 Greenwood Lake Tpk., Block 3610; Lot 26. No information regarding the proposed project was included with the notice.
5. Notification from the NJ Highlands Council, dated September 2, 2015, transmitting a copy of the Water Use and Conservation Management Plan (WUCMP), which involved a program that the Township voluntarily participated in and will serve as a model for the Highlands Council's water resource management planning in the future.

NJ Department of Environmental Protection Correspondence

1. NJDEP notice dated August 4, 2015 announcing a Motorized Access Plan for Wharton State Forest to protect the environment and encourage responsible use of Off-Road Vehicles (Jeeps, 4-wheel drive pick up trucks), with maps available at the Batso Village Information Center and Atsion Recreation Area. ATV's and unregistered dirt bikes will not be permitted in Wharton and are not permitted in any other state owned land in New Jersey.
2. No Further Action notice received from the NJDEP, dated August 26, 2015, regarding removal of a 1000 gal #2 heating oil UGST at 188 Lakeside Road, Block 3406; Lot 32.
3. Receptor Evaluation Forms and documents received from Geo-Enviro Consulting and Remediation regarding SB Petroleum, 555 Warwick Tpk, Hewitt, regarding an updated Re-Submission due to the known concentration or extent of contamination has increased.
4. Copy of an application to the NJDEP, dated September 15, 2015, from Environmental Technology Inc. regarding a Letter of Interpretation and Line Verification Extension for Lipari, 42 Lone Pine Lane, Block 5306; Lot 4.02 for the construction of a 4 bedroom s.f. house.

Miscellaneous Correspondence Received/Sent

1. Correspondence received from COA - Clean Ocean Action, advising of a Municipal Blue Star Certification program promoting a clean coastal ecosystem and economy for municipalities involved in the Sustainable Jersey program.
2. Announcement from ANJEC regarding the 42nd Annual Environmental Congress on October 9, 2015, Raritan Valley Community college, Branchburg, NJ.
3. The New Jersey Planner July/August 2015.

ADJOURNMENT