

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 25, 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

Draft Master Plan Land Use Element – Chuck McGroarty, P.P.

APPLICATIONS

NEW APPLICATIONS – None.

EXTENSIONS OF TIME – None.

MEMORIALIZATIONS – None.

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 – Board Professionals

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

MINUTES

Approval of Minutes from the July 24, 2014 and September 4, 2014 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. Freshwater Wetlands Letter of Interpretation/Line Verification Extension, dated September 10, 2014, received from the NJDEP for Jonathon Frank, Shiloh Bible Camp, 753 Burnt Meadow Road, Block 6002; Lot 47, with regard to wetlands delineation, extending the L.OI. to April 21, 2019.
2. Freshwater Wetlands Letter of Interpretation/Line Verification Extension, dated September 11, 2014, received for Donald Davies, 70 Rockburn Pass, Block 5003; Lot 9, advising that the wetlands value classification is Exceptional and require a 150 ft. buffer. A Highlands Exemption has been issued for a proposed single-family residential dwelling.
3. No Further Action letter from the NJDEP, dated September 9, 2014, regarding 684 Lake Shore Drive, Block 1810; Lot 11, for removal of a 275 gal #2 H.O. AGST.
4. Remedial Action Report – Notice of Deficiency, dated September 15, 2014 received from the NJDEP regarding 65 White Road, Block 6902; Lot 10, regarding failure to implement interim remedial measures to remove, contain, or stabilize a source of contamination to prevent contaminant migration.
5. Freshwater Wetlands General Permit #18, dated September 8, 2014, received from the NJDEP for Vacamas Youth Program, 256 Macopin Road, Block 12501; Lot 41.01, regarding temporary disturbance of wetlands for the rehabilitation of the existing Henion Pond Dam (NJDEP #22-18).
6. Freshwater Wetlands Transition Area Averaging Plan, dated September 8, 2014, received from the NJDEP for Chelsea Senior Residences, Block 5310; Lot 1, regarding the addition to an existing senior assisted living facility building, concrete sidewalks, concrete patio area, creating wall and grass pavers for emergency vehicle parking.
7. Notice of Violation from the NJDEP, dated August 11, 2014, received for Thomas Berry, Snake Den Road, Block 11101; Lot 23.03, regarding unauthorized regulated activities within a freshwater wetlands transition area including the placement of fill/gravel covering approximately 1530 sf, and construction of an 8 in culvert to construct a driveway.
8. Notice of Violation from the NJDEP, dated August 22, 2014, received for Ruckus Paintball–Camp Ocawasin, 623 Macopin Road, Block 13501; Lot 2 for the placement of soil and rocks covering approximately 7,200 sf for the expansion of a paintball facility.
9. Notice dated September 2, 2014 from McKittrick Engineering advising of a re-application for a Treatment Works Approval regarding World For Christ Crusade (Bethel Ranch), located at 1005 Union Valley Road, Block 7701; Lots 11 & 12, for the construction of a septic system for a facility that generate more than 2000 gallons of effluent per day to service the kitchen and dining facility, as well as a residential structure.
10. Notice dated September 2, 2014 from McKittrick Engineering advising of a re-application for a Treatment Works Approval regarding 60 Lake Park Terrace, Block 4202; Lots 7 & 8, for the construction of a septic system to service a re-constructed dwelling, with no expansion or change in use, but which will not

be in conformance with N.J.A.C. 7:9A et seq., specifically the site water table is less than two feet from the surface.

Miscellaneous Correspondence Received/Sent

1. Passaic County Heritage Tourism Meeting, October 21, 2014, 6 – 8 pm at West Milford Town Hall, providing an overview of Passaic County’s Heritage Tourism Plan and Tourism Economics, RSVP–giancarlod@passaiccountynj.org.
2. Sustainable Jersey Small Grants Program Announcement – Applications due November 5, 2014.

ADJOURNMENT