

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
September 27, 2012  
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, Councilmember Luciano Signorino, *Vacancy*.  
Chairman: Geoffrey Syme  
Alternates: Michael Siesta, Steven Castronova  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**PRESENTATIONS**

**Highlands Master Plan Element Public Hearing** – Charles McGroarty, P.P.

**APPLICATIONS**

**EXTENSIONS OF TIME** - None.

**PENDING APPLICATIONS** – None.

**NEW APPLICATIONS**

**TWINS REALTY GROUP LLC**

**Preliminary and Final Site Plan #PB-03-12-02**

Block 6002; Lot 39.01, Block 3906; Lots 9 & 10  
937 & 943 Burnt Meadow Road; LMI Zone

**Seeking:** Preliminary and Final Site Plan approval for an existing pre-cast concrete manufacturing facility that proposes a 5-phase project including the removal of an existing commercial structure, construction of new commercial buildings, and installation of parking areas, with variances requested for number of parking spaces and for building height. This hearing was carried from the August 23, 2012 Planning Board regular meeting.

**INSERRA/WEST MILFORD, LLC (SHOPRITE)**  
**Amended Preliminary & Final Site Plan #PB-08-12-06**  
Block 6303; Lots 15 & 16  
Marshall Hill Road; CC Zone

**Seeking:** Preliminary and Final Site Plan approval for the renovation and expansion of the existing Shop Rite Supermarket, additional retail space, construction of a new retail building in the area of the former theater, in addition to a new building façade, landscaping, lighting and improvement to the driveways and parking lot areas served by the Shopping Center. This application is amending the prior site plan application approved by the Planning Board on February 5, 2009.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2012 - 13**

**TWINS REALTY GROUP LLC**  
**Preliminary and Final Site Plan #PB-03-12-02**  
Block 6002; Lot 39.01, Block 3906; Lots 9 & 10  
937 & 943 Burnt Meadow Road; LMI Zone

**NEW BUSINESS**

**Annual Report of the Zoning Board of Adjustment – Review.**

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES REFERRED FROM COUNCIL** - None.

**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 July and August 2012.

**MINUTES**

Approval of Minutes from the May 24, 2012, June 28, 2012, and August 23, 2012 Regular Meetings.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Copy of a revised Highlands Plot Plan received August 22, 2012 from Careaga Engineering, Inc. for Surjit Singh, 555 Warwick Tpk., Block 703; Lot 3 regarding a revised coverage table required by the NJDEP.
2. Copy of a Highlands Applicability and Water Quality Management Plan application to the NJDEP, dated September 14, 2012, received from Schwanewede/Hals Engineering for Kurt Renzland, 921 Burnt Meadow Road, Block 6002; Lot 39.02 regarding the proposed construction of a new 4,250 s.f. warehouse and a 9,000 s.f. addition to an existing warehouse, with a new parking area to be installed, for a proposed impervious coverage of 85,093 s. f.

**NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION**

1. No Further Action and Covenant Not To Sue letter received from the NJDEP, dated August 27, 2012, regarding the removal of a 275 gallon #2 heating oil underground storage tank system for 141 Point Breeze Drive, Block 2601; Lot 18.

2. Copy of an application for a GP#25 regarding the installation of a sub-surface sanitary disposal system received on September 4, 2012 for Robert Morrison, 1673 Macopin Road, Block 8401; Lot 12 from Ballester, Eid & Lapatka Inc.
3. Copy of an updated plan received on September 4, 2012 from Amy S. Greene Environmental Consultants for an NJDEP GP#10A regarding a proposed driveway for applicant Dr. Joseph Leone of Short Hills and owner George & Linda DeBoer, 22 Madison Avenue, Block 7801; Lot 62.
4. Copy of an application to the NJDEP, received August 22, 2012 from Houser Engineering, LLC for a Treatment Works Approval for the construction of an onsite wastewater treatment and disposal system for World For Christ Crusade Inc., 1005 Union Valley Road, Block 7701; Lots 11 & 12.
5. Notice from the NJDEP, dated August 21, 2012, advising of the withdrawal of an application for a GP#25 for 1316 Westbrook Road, Block 9001; Lot 2, for Jason Woyke.
6. Invitation from the NJDEP State Forestry Services, dated September 5, 2012, to attend the Shade Tree Conference on October 26 & 27, 2012 in Cherry Hill, NJ.
7. Copy of a plan received on September 4, 2012 from Amy S. Greene Environmental Consultants regarding an additional submission to the NJDEP with reference to a proposed driveway plan for Dr. Joseph Leone and George DeBoer, 22 Madison Avenue, Block 7801; Lot 62.

### **CORRESPONDENCE**

1. Notice dated August 16, 2012 from the Passaic County Planning Department inviting the (former) Township GIS Specialist to attend a half-day work session to contribute to the development of the Passaic County Heritage Tourism Plan on September 20, 2012 at 8:30 at the Passaic County Safety Academy, Wayne, NJ. Attendance is open to invitees only.
2. Notice received September 12, 2012 from Passaic County Planning Department advising of a public hearing on the Transportation Element, a proposed element of the County Master Plan, in addition to a review of the 2012 Annual Report on the status of the County Corridor Enhancement Program.
3. Correspondence from the Passaic County Planning Board, dated September 12, 2012, regarding county site plan review for Twins Realty Group LLC, Burnt Meadow Road, advising of several conditions that must be met prior to the application being considered for unconditional approval. The conditions include: revised drainage calculations including capacity calculations for the seepage pits and addressing the impact on culvert #247 under Burnt Meadow Road; revised plans eliminating county signature block on the plans; submission of a copy of the Highlands Applicability Determination from the NJDEP; copies of any additional permits required from the NJDEP.
4. Information Notice of Section 106 Filings received from the Federal Communications Commission, dated September 5, 2012 regarding the collocation submission packet from Crown Castle USA for a collocation at the West Milford town Hall, 1480 Union Valley Road, West Milford, NJ.
5. Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated August 21, 2012, certifying the plan for 3.5 years for Caruso Residence, 179 Clinton Road, Block 15601; Lot 4.
6. Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated August 24, 2012, certifying the plan for 3.5 years for McDonald's Restaurant #5903, 41 Marshall Hill Road, West Milford, Block 6303; Lot 14 & 15.
7. Pipeline Awareness Newsletter received from the Pipeline Association for Public Awareness, Fall 2012, Volume 7, Issue 1.

### **ADJOURNMENT**