

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD
REGULAR AGENDA**

October 23, 2008

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, Richard McFadden, Douglas Ott, Chris Rosica, 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.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

CARRIED APPLICATIONS

MR. WONTON LLC

Preliminary & Final Site Plan #0720-0305AB

Block 6303; Lot 18

1546 Union Valley Road; VC Zone

Seeking preliminary and final site plan approval and variance relief for proposed site improvements to existing parking lot.

Complete: June 9, 2008

Decision By: October 3, 2008

Extension: December 3, 2008

TO BE CARRIED TO DECEMBER 4, 2008

AWOSTING ASSOCIATION INC.

Minor Subdivision #0810-1984

Bulk Variance #0830-0807

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Seeking minor subdivision approval and variance relief to subdivide one lot with an existing structure into two building lots.

Complete: June 9, 2008

Decision By: October 3, 2008

Extension: December 23, 2008

NEW APPLICATIONS

TO BE CARRIED TO NOVEMBER 6, 2008

1952 UNION VALLEY ROAD, LLC

Preliminary & Final Site Plan #0820-0167AB

Block 3601; Lots 1 & 3

Complete: September 8, 2008

Decision By: January 5, 2009

1952 Union Valley Road; CC Zone

Seeking preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

MEMORIALIZATIONS

RESOLUTION NO. 2008-24

Authorizing Amendment Of The Contract For Professional Services To Thomas J. Germinario, Esq., Attorney

Authorizing an amendment to Paragraph 7 of the professional services contract for Planning Board Attorney Thomas J. Germinario, for a not to exceed amount of \$13,000.00 for non-litigation for services not charged to applicants' escrow accounts, and \$14,000.00 for litigation services.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD ATTORNEY'S REPORT

PLANNER'S REPORT

MISCELLANEOUS

Approval of Planning Board Meeting Dates for 2009.

Discussion of Township email accounts.

SUBCOMMITTEE REPORTS

MASTER PLAN SUBCOMMITTEE

ORDINANCE SUBCOMMITTEE

BUILDING DESIGN SUBCOMMITTEE

SITE PLAN COMMITTEE

APPROVAL OF INVOICES – BOARD PROFESSIONALS

Review and approval of invoices from Paul Ferriero, P.E., Thomas Germinario, Esq., and Charles McGroarty, P.P.

MINUTES

Approval of Closed Session Minutes of the Planning Board meetings of April 24, 2008 and May 22, 2008 (not for release to the public).

Approval of minutes of the July 24, 2008 Regular meeting, August 28, 2008 Regular meeting, September 4, 2008 Regular and Workshop meetings, and September 25, 2008 Regular meeting of the Planning Board.

EXECUTIVE SESSION

RESOLUTION NO. 2008 – 25

-Living Word Alliance Church

COMMUNICATIONS

1. Elements of Sustainability – Greening Your Master Plan and Ordinances – 10/30/08 – Highland Park, NJ – hosted by ANJEC.

2. 6th Annual Volunteer Monitoring & Education Summit – hosted by NJ DEP and Watershed Watch Advisory Council – 11/17 & 18, 2008 – Frelinghuysen Aboretum, Whippany, NJ.
3. 4. No Further Action and Covenant Not to Sue letter received from NJ DEP for Barbara Surples, Block 6303; Lot 1, 115 Marshall Hill Road, regarding removal of 1,000 underground fuel oil tank.
4. Notice from NJ DEP to County of Passaic Engineer received October 8, 2008 regarding the Apshawa Main Dam and Apshawa Auxiliary Dam, requiring as-builts with project details and specifications to be submitted with the completion report by November 30, 2008.
5. Notice received from the Hudson-Essex-Passaic- Soil Conservation District regarding UGL POA Lake Bottom Restoration, Blocks 2901; 601; 704; 510, Lots NA, 2, 2, 1, 4, 12 - Certification of plan dated 08/27/08, subject to conditions, valid for 3 1/2 years.
6. Notice received from the Hudson-Essex-Passaic- Soil Conservation District regarding Cedarbrook – Avalon SFD Demo & Rebuild, Block 1809; Lot 1.02, 20 Avalon Road – Certification of plan dated 02/01/07, subject to conditions, valid for 3 1/2 years.
7. Letter to NJ DEP – Office of Land Management from Rob Sparkes regarding the 2005 Recreational Trails Program Grant Change of Scope of Work including details on trailhead signage.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Notice from NJ DEP received September 29, 2008 regarding Ronald & Marianne Schmid, Block 2404; Lot 7, Upper Greenwood Road. Agency Determination: Highlands Exemption #1; Water Quality Management Plan – Consistent.
2. Notice of Intent to Cancel received on September 25, 2008 from the NJ DEP regarding a Highlands Applicability and Water Quality Management Plan Application for WV's Coffee Espresso, Block 16001; Lots 5 & 6, 3043 Route 23.
3. Agency Determination notice received October 7, 2008 from the NJ DEP Highlands Office regarding Mountain Lakes Autowash, Block 6701; Lot 13, 1946 Union Valley Road – Highlands Act - Not Exempt, Water Quality Management Plan – Inconsistent.
4. Agency Determination notice received October 7, 2008 from the NJ DEP Highlands Office regarding Elaine Kramer, Block 4301; Lot 11, 715 East Shore Road – Highlands Act – Exempt #1, Water Quality Management Plan – Consistent.
5. Notice from NJ DEP Highlands Office received October 8, 2008 regarding James Rupeikis, Block 504; Lot 2, 2 Island Trail, with reference to rehabilitation of a stone wall in the Flood Hazard Area of Mount Laurel Lake – requirements satisfied, violation of February 26, 2007 has been resolved.
6. Notice from NJ DEP Highlands Office received October 8, 2008 regarding Greenwood Lake Marina, Block 3015; Lot 1, 538 Lakeside Road, with reference to General Permit #1 -repair to a currently serviceable structure, fill roadway, etc. - requirements satisfied, violation of December 20, 2007 has been resolved.

ADJOURNMENT