

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
October 23, 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

PUBLIC HEARING - MASTER PLAN LAND USE PLAN ELEMENT

APPLICATIONS

NEW APPLICATIONS – None.

EXTENSIONS OF TIME

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: One Year Extension of Final Site Plan Approval, or until October 25, 2015, 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, new building façade, landscaping, lighting and improvement to the driveways and parking lot areas served by the Shopping Center.

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: One Year Extension of Final Site Plan Approval, or until September 27, 2015, for a proposed 5-phase project including the removal of an existing commercial structure, construction of new commercial buildings, and installation of parking areas for an existing pre-cast concrete manufacturing facility.

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 month of September 2014.

MINUTES

Approval of Minutes from the September 25, 2014 Regular Planning Board meeting.

Highlands Water Protection And Planning Act Correspondence

1. Highlands Exemption #4, Water Quality Management Plan–Consistent, dated September 25, 2014, received from the NJDEP for Greenwood Lake Marine Supply, Elena Dykstra, 538 Lakeside Road LLC, for property at 1141 Greenwood Lake Turnpike, regarding a proposed marine supply facility project.

NJ Department of Environmental Protection Correspondence

1. Remedial Action Outcome report received from Kleinfelder, dated 10/09/14, regarding the former Exxon Station at 4 Marshall Hill Road, Block 5701; Lot 3, advising that the remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites per N.J.A.C. 7:26C. Remediation includes Site Investigation, Remedial Investigation and Remedial Action per N.J.A.C. 7:26E. This remediation does not pertain to the following: Building Interiors, Known Onsite Contamination Source Not Yet Remediated, Ground Water Contamination Not Yet Investigated.

Miscellaneous Correspondence Received/Sent

1. Notification from Maser Consulting, dated October 13, 2014, advising that aquifer testing for the Pequannock River Basin including proposed Lots 7, 8, 9, 10 in Block 10001 was scheduled to begin on October 15, 2014, dependent on weather conditions.

2. Notice from the Borough of Wanaque, dated October 7, 2014, advising of an Ordinance Clarifying The Redevelopment Plan Established In Ordinance #5-0-14 Creating The Fourth Avenue Residential Overlay Zone (FAR) Consistent With The Fourth Avenue Redevelopment Plan So As To Provide Herein Plan Clarifications.

3. Notice from the Borough of Bloomingdale, dated October 9, 2014, advising of an application by Cybelle Guerrero, for a preliminary and final minor subdivision, preliminary and final site plan, and bulk variance on property known as Block 3007, Lots 17, 20 & 22, or 291 Macopin Road, to combine three lots into two lots for the construction of one single family dwelling on one lot in the R-20 and M-1 Zones in a Restricted Slope Area. Hearing to be conducted on October 23, 2014 at 7:30 at the Bloomingdale Borough Hall.

4. Notice from the City of Paterson and Borough of Woodland Park regarding a meeting on October 16, 2014 regarding the proposed closing of three reservoirs by the Passaic Valley Water Commission.
5. Notice from the Passaic County Planning Department regarding upcoming meetings at various Passaic County locations to review and discuss the Passaic County Heritage Tourism Plan. Meetings include October 20, 2014 in Paterson, October 21, 2014 in West Milford, October 29, 2014 in Little Falls, and November 6, 2014 in Pompton Lakes. RSVP to giancarlod@passaiccountynj.org.
6. Notice from the Borough of Ringwood advising of a public meeting with Passaic County regarding the Route 511 & Skyline Drive Intersection Improvement Program. The meeting is scheduled for Thursday, October 9, 2014 at 7:30 pm at the Martin J. Ryerson Middle School, 130 Valley Road, Ringwood, NJ.

ADJOURNMENT