

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
October 25, 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 – None.

APPLICATIONS

PENDING APPLICATIONS

BRAEMAR AT WEST MILFORD, LLC

(Greene Valley Estates)

Final Subdivision Application #0610-1910B

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Seeking: Final Major Subdivision Approval With Conditions for Block 10001; Lots 14, 19, 20, 23.

EXTENSION OF TIME

JACK LEVKOVITZ

(Village On Ridge-Section II)

Amended Final Subdivision Application #0510-1744C

Block 5201; Lots 16, 19 & 20; Block 5303; Lot 1; R-3

Ridge Road; R-3 Zone

Seeking: Extension of Time for Final Major Subdivision Approval to meet conditions per Resolution No. 2011-14, with additional modifications to be considered.

NEW APPLICATIONS

SUN YOUNG JOO

Major Soil Removal/Fill Permit #PB-05-12-05

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

Seeking: Major Soil Removal/Fill Permit approval for an existing 4-acre residential site, with approximately 14,900 s.f. of new fill brought to the subject site for the purpose of re-grading.

MEMORIALIZATIONS

RESOLUTION NO. 2012-14

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Amended Preliminary & Final Site Plan #PB-08-12-06

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Granted: Amended 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, new building façade, landscaping, lighting and improvement to the driveways and parking lot areas served by the Shopping Center. This application amended the prior site plan application approved by the Planning Board on February 5, 2009.

RESOLUTION NO. 2012-15

RESOLUTION ADOPTING THE HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT FOR THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

NEW BUSINESS

2013 Meeting Dates – Review and approve for publication.

ZBOA Annual Report to the Township – 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 month of September 2012.

MINUTES

Approval of Minutes from the June 28, 2012, August 23, 2012, and September 27, 2012 Regular Meetings.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copies of additional documents submitted, dated September 24, 2012, required by the NJDEP for consideration of a Highlands Applicability and Water Quality Management Plan Consistency

Determination application previously filed by Wander Ecological Consultants for Dautaj, Restaurant (Momentos), 374 Morsetown Road, Block 4701; Lot 38.02, addressing the items per notification of Administrative Incompleteness from the NJDEP on July 11, 2012.

2. Notice of an application being submitted to the NJDEP, dated October 8, 2012, for a Highlands Applicability and Water Quality Management Plan Consistency Determination from Weissman Engineering Co., for Lobosco, Vine Avenue and Ridge Road, Block 5603; Lots 2.01 and 2.02 for the construction of a single family home, not for use by the owner or immediate family member.

3. Notice and copy of an application, dated October 11, 2012, received from Murphy McKeon, P.C. for Chelsea at Bald Eagle, regarding a Highlands Applicability Determination for the proposed addition of a 20-bed facility to an existing assisted living facility located at 197 Cahill Cross Road, Block 5301; Lot 1.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. No Further Action – Covenant Not to Sue notice, dated September 24, 2012, received from the NJDEP, regarding the removal of a 550 gallon #2 heating oil UGST for 36 Cahill Cross Road, Block 5307; Lot 9, Kurt Rifenbark.

2. Copy of a GP #25 Permit, dated October 12, 2012, #1615-12-0025.1 FWW 120001, received for Robert Morrison, 1673 Macopin Road, Block 8401; Lot 12 regarding the repair of a malfunctioning septic system.

3. Notice from the NJDEP, dated October 3, 2012, that 9 potable wells will be sampled in the vicinity of the Getty Service Station #57215, Compass Avenue, scheduled for October 24, 2012.

4. No Further Action – Covenant Not to Sue notice, dated October 10, 2012, received from the NJDEP, regarding the removal of a 550 gallon #2 heating oil UGST for Brenda Gross, 207 Long Pond Road, Block 4007; Lot 2.

5. Copy of Notice of Intent to Terminate from the NJDEP, dated October 10, 2012, received for William Baird, 7 Mountain Circle North, Block 5901; Lot 2, regarding failure to conduct remediation in accordance with NJAC 7:26E, and failure to submit reports in a timely manner pursuant to NJAC 7:26C, requesting compliance within 30 days of receipt of the notice.

6. Copy of a request to the NJDEP, dated October 16, 2012, from EcolSciences, Inc for Environmental Construction Company, regarding the Re-Issuance of a GP # 6, originally issued on January 17, 2008, for Block 12110; Lot 5.03, Inwood Road, for the construction of a single family dwelling.

CORRESPONDENCE

1. Notice received October 17, 2012 regarding the scheduled hearing before the Planning Board for an extension of final major subdivision approval and to amend certain conditions of Resolution 2005-42, granting said approval to Jack Levkovitz dba Village on Ridge II.

2. Notice regarding the hearing scheduled on October 25, 2012 before the Planning Board for a Major Soil Movement Permit for Sun Young Joo, 55 Green Terrace Way, Block 10402; Lot 12.

3. Notice regarding a hearing scheduled on October 25, 2012 before the Planning Board for a Final Major Subdivision approval with Conditions for Braemar at West Milford LLC, Block 10001; Lots 14, 19, 20, 23, Wooley Road and Virginia Lane.

4. Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated September 18, 2012, for Twins Realty Group LLC, 937 Burnt Meadow Road, Block 3906; Lots 9 & 10, Block 6002; Lot 39.01.

5. Notice dated October 9, 2012 from the Passaic County Planning Board, regarding Oak Ridge Road Associates, Block 15901; Lots 1 and 2, 195 Oak Ridge Road, requesting revised plans and copy of the resolution and/or meeting minutes of the West Milford Planning Board approval confirming that no sidewalks are required by the Board.

ADJOURNMENT