

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
October 27, 2011  
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, Robert Nolan,  
Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker, *Vacancy*  
Chairman: Andrew Gargano  
Alternates: Michael Siesta, Steven Castronova  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E. / John Hansen, P.E.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**PRESENTATIONS** – None.

**APPLICATIONS**

**PENDING APPLICATIONS** - None.

**EXTENSIONS OF TIME** – None.

**NEW APPLICATIONS** – None.

**MEMORIALIZATIONS**

**RESOLUTION NO. 2011 - 14**

**JACK LEVKOVITZ (VILLAGE ON RIDGE) Section II**

**Amended Final Major Subdivision #0510-1744C**

Block 5201; Lots 16, 19 & 20; Block 5301; Lot 1; R-3

Ridge Road; R-3 Zone

**Granted:** Extension of Time for Amended Final Major Subdivision Approval and several associated conditions due to delays in securing other governmental agency approvals required per Planning Board Resolution No. 2010-20.

**RESOLUTION NO. 2011 - 15**

**TRIPLE T CONSTRUCTION, LLC**

**Preliminary Site Plan #PB-03-11-01-A**

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

**Granted:** Preliminary Site Plan and Conditional Use Approval to permit the outdoor storage of boats. (This application was bifurcated.)

**RESOLUTION NO. 2011 - 16  
BRAEMAR AT WEST MILFORD, LLC  
(Greene Valley Estates)**

**Final Subdivision #0610-1910B**

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

**Granted:** Completeness Determination regarding Final Major Subdivision application for the subdivision of 17 residential building lots on Wooley Road.

**NEW 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 the invoices submitted by the Planning Board professionals for services performed during the months of August and September 2011.

**2012 Meeting Dates** – Review and approval of 2012 Planning Board Meeting Dates.

**MINUTES**

Approval of Minutes from the August 4, 2011 Workshop Meeting and the August 25, 2011 Regular Meeting.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Agency Determination - Highlands Exemption#11 notification dated October 5, 2011 from the NJ Highlands Council regarding the PSE&G Vegetation Maintenance – NERC & BPU Compliance, for the maintenance of the existing electrical Rights of Ways within existing easement throughout the Highlands Region.

**NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION**

1. Copy of a Wetlands Mitigation Proposal received on October 17, 2011 from Princeton Hydro for applicant Evergreen Environmental regarding an application to the NJDEP for wetland and riparian zone mitigation activities that include preserving the riparian settings on Block 5708; Lot 25, for the West Branch Papakating Creek I & II and the Belcher Creek II mitigation sites. Activities include restoration, enhancement and preservation of freshwater wetlands and riparian settings as partial compensation to mitigate authorized activities associated with the “300 Line Project.”

2. Response Action Outcome Notice received on October 14, 2011 from TERMS Environmental Services for Village Holdings, LLC regarding remediation at Block 15505; Lot 2.01 & 2.02, 2887 & 2991 State Highway Route 23, including Preliminary Assessment, Site Investigation, Remedial Investigation and Remedial Action.

3. Notice received on October 11, 2011 from FERC (Federal Energy Regulatory Commission) regarding an environmental review of the TGP Northeast Upgrade Project, issuance of the Environmental Assessment on November 21, 2011 and the 90 day Federal Authorization Decision Deadline. Project consists of approximately 40 miles of 30-inch diameter natural gas pipeline in five loop segments in New Jersey and Pennsylvania, in addition to modifications at three compressor stations in Pennsylvania and one compressor station and a meter station in New Jersey. the project includes associated above ground faculties, access, roads, and pipe/contractor yards in New Jersey, Pennsylvania and New York.
4. Notice from KC Engineering and Land Surveying received on October 11, 2011 regarding an application for an NJDEP Flood Hazard Area Permit and Statewide General Permits #10A & 11 for the Replacement of Gould Road Culvert over Macopin Brook, Structure No. 1600-225.
5. Correspondence received on October 12, 2011 from the NJDEP regarding Lindy's Lake Dam, File #22-54, requesting specific information from the Lindy's Lake Association's engineer with reference to the lake lowering and the safe operation level.
6. Public Notification received from BETTS Environmental Services regarding Fredericks Fuel & Heating Service Facility at 225 Oak Ridge Road, Block 16102; Lots 27, 28 in accordance with NJAC 7:26E-1.4(j)5.
7. Notice received October 7, 2011 from Marek Wenit, 40 Old Hoop Road, Block 16704; Lot 6 regarding an application to the NJDEP for a GP #25 for the proposed installation of a sub surface sanitary disposal system which will include cutting or clearing of trees.
8. Notice received on October 24, 2011 from Bruno Walzak, 551 Warwick Tpk, Block 703; Lot 2 regarding an application for a GP #25 for the proposed installation/repair of a subsurface sanitary disposal system.

### **CORRESPONDENCE**

1. Response to the Planning Board memo received September 21, 2011 from the Health Officer, William Wallace, regarding the Noise Monitoring Procedures and the West Milford Health Department, outlining certain conditions that must be met before monitoring can be conducted per NJ State Code 7:29, and the contact information during business and off-hour monitoring .
2. Notice received October 13, 2011 from the New Jersey League of Municipalities advising of a sample resolution in opposition to proposed legislation S-2887/ A-3992 establishing a new category of farmland-based wind energy generation projects on preserved farms that would require no regulatory review other than site plan approval.
3. Notices received in September 2011 regarding the **certification** of the soil erosion and sediment control plans from the Hudson Essex Passaic Soil Conservation District for: Brookside Development, 121 Union Valley Road, Block 14601; Lots 5.01, 5.02, 5.03, 5.04; and PSEG Roadway Access Grading at 246 Morsetown Road, Block 4701; Lot 22 & 43, with plans certified for 3.5 years. **Recertification** of a soil erosion and sediment control plan for Fox Properties, Warwick k Tpk. & Larchmont Drive, Block 410; Lots 1.01, 1.04, 2.
4. Notice dated October 4, 2011 from Passaic County Department of Planning regarding a site plan submitted for Q & S Deli, 1952 Union Valley Road LLC, Block 3601; Lots 1 & 3, advising that the deed, title policy, NJ Form GIT3 and Affidavit of Consideration indicating that no transfer tax is due since the land is being dedicated to a government entity, and a right of way access permit is needed prior to receiving unconditional approval of the site plans that include a road widening for a 13.50 foot strip of land along Union Valley Road frontage.
5. Information received from the NJ DCA regarding the New Jersey Home Energy Programs and the Passaic County Division of Weatherization and Home Energy.
6. Copy of the October 2011, Volume 16, Issue 5 of the Pequannock Post.

### **ADJOURNMENT**