

Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
October 28, 2010

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, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
Chairman: Andrew Gargano
Alternates: Michael Siesta, Thomas Harraka
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

PUBLIC HEARING ON MASTER PLAN AMENDMENT

APPLICATIONS

NEW APPLICATIONS

WOJCEICH CZYKIER

Major Soil Removal/Fill #PB-07-10-08

Block 9406; Lot 45

27 Weedon Drive; R-3 Zone

Seeking: Soil Movement Permit for re-grading subject site.

PENDING APPLICATIONS - None.

MEMORIALIZATIONS

RESOLUTION NO. 2010-15

KURT RENZLAND

Final Site Plan #PB-06-10-07 (Phase 2)

Block 6002; Lots 39.02

921 Burnt Meadow Road; LMI Zone

Granted: Final Site Plan Approval for Phase II for Building #2.

RESOLUTION No. 2010-16
1952 UNION VALLEY ROAD, LLC
Preliminary & Final Site Plan #0820-0167AB

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Granted: Preliminary and Final Site Plan Approval with Variances for construction of a new deli with two apartments to replace existing deli.

NEW BUSINESS -

ORDINANCES FOR INTRODUCTION -

ORDINANCES REFERRED FROM COUNCIL -

BOARD PLANNER'S REPORT -

BOARD ATTORNEY'S REPORT -

BOARD ENGINEER'S REPORT -

MISCELLANEOUS

Review and approval of 2011 Planning Board Meeting Schedule.

MINUTES

Approval of minutes of the August 26, 2010 Regular meeting and the September 23, 2010 Regular meeting.

COMMUNICATIONS

1. Copy of the 2010 Smart Growth Planning Grant Agreement from ANJEC, in the amount of \$5,000. for the development of a Trails Master Plan.
2. Notice from the Federal Energy Regulatory Commission of an intent to prepare and Environmental Assessment for the Northeast Upgrade Project for Tennessee Gas Pipeline and request for comments in writing or in person at a Public Hearing on Monday, November 1, 2010 at 7:00 pm at the E.G. Hewitt School in Ringwood, NJ.
3. Memo announcing an Open Space Subcommittee meeting with the Township Administration and the Environmental Commission on Monday, November 1, 2010 at 6:30.
4. Hudson Essex Passaic Soil Conservation District (HEPSCD) certifications received for the following: Your Home Team, 21 E. Park Drive, Block 12301, Lot 3; CFA Custom Homes, 290 Maple Road, Block 10817, Lot 4; Lower Mt. Glen Lake Dam Restoration, Block 11001, Lot 51, Broadway Terminus; Kunz Subdivision-Recertification, Block 14108, Lot 1.02, Germantown Road.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Notice of Administrative Completeness received from the NJDEP with regard to a Highlands Applicability and Water Quality Management Plan Consistency Determination for Alan Buffalino, Block 14301; Lot 14.01; 30 Misty Lane.

2. Highlands Applicability Determination application received for The Manor At Smith Mills Condominiums; Block 12701; Lots 9.01, 9.02, 9.03, 524 Hamburg Tpk. regarding the replacement of failed septic tank and an undersized tank with new conforming tanks.
3. Copy of an application for a Highlands Applicability Determination received for the West Milford Municipal Complex and proposed Public Library, Block 7903; Lots 13, 14, 15, 16 from Ferriero Engineering, Inc.
4. Copy of an application for a Highlands Applicability Determination received on October 14, 2010 from MAP Engineering for Shoebox Storage, LLC (VanderPloeg), Paul Street, Block 16005; Lot 16, for construction of a single family dwelling.
5. Potable Well Water Analysis, dated October 12, 2010, received from the NJDEP for Sherrer Residence, Block 7508; Lot 17, 1368 Union Valley Road, in the vicinity of Lukoil 57215 site, finding the water to be acceptable for drinking water purposes, and that current treatment methods have removed volatile organic constituents to within Primary Drinking Water Standards.
6. Notice from the NJDEP regarding the Nosenzo Pond Dam, advising that a review of the revised as-builts plans, completion report, and the Bureau's site inspection have determined that the work has been completed in substantial accordance with the approved plans and specifications in the Dam Safety Permit #1337, and advising that the operation and maintenance manual must be updated, in addition to submission of an Emergency Action Plan.
7. Copy of an application for a Freshwater Wetlands GP #25 from Houser Engineering for 21 Grove Street, Block 16004; Lot 14, Michael Ramos, with regard to the upgrade of an existing septic system with an additional 500 gallon septic tank and new gravity fed Chamber disposal system.
8. Copy of an application for a Freshwater Wetlands GP #25 from Houser Engineering for 22 Rosemont Avenue, Block 11302; Lot 37, John Kasper, with regard to the replacement of an existing septic system with a new tank, pump tank, and pressure dosed chamber disposal bed.

ADJOURNMENT

ADDENDUM TO AGENDA

Township Of West Milford PLANNING BOARD

Regular Meeting Agenda OCTOBER 28, 2010

PLANNER'S REPORT

Review Township Of West Milford 2010 Periodic Re-Examination Report Of The Master Plan And Development Regulations

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of the invoices submitted by the Planning Board professionals for August and September 2010.