

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
November 5, 2015
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 may 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, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
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.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2015-11

538 LAKESIDE ROAD LLC

Preliminary & Final Site Plan With Conditional Use Approval #PB-09-14-03

Block 3610; Lot 30

Greenwood Lake Turnpike; LC Zone

Granted: Preliminary and Final Site Plan with Conditional Use approval for Block 3610; Lot 30, Greenwood Lake Turnpike, for the construction of a marine supply and boat storage facility on an existing gravel parking lot, with installation of privacy fencing and parking for boat storage. This resolution is a memorialization of action taken by the Planning Board on September 24, 2015.

***RESOLUTION NO. 2015 –**

**RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD
ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST
MILFORD MASTER PLAN**

*Receipt of correspondence dated September 16, 2015 from the Zoning Board of Adjustment regarding the Draft Land Use Plan Element is currently under review by the Planning Board.

NEW OR ONGOING BUSINESS –

2016 Budget Requests – Discuss.

2015 Board Professional Services Contract – Planning Board Attorney - Litigation.

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL –

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices - Approval of Planning Board professionals’ invoices for August - October 2015.

2016 Meeting Dates – Review and approval of 2016 Meeting Dates.

MINUTES

Approval of Minutes from the 2015 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Highlands Exemption #4 and Water Quality Management Plan Consistency notification, dated October 15, 2015, regarding the proposed Redevelopment of the existing Westbrook Park, Block 11101; Lot 1, reducing the overall impervious surface by 3,479 sq. ft. (net).
2. Highlands Exemption #4 and Water Quality Management Plan Consistency notification, dated October 14, 2015, regarding the proposed redevelopment of the existing Nosenzo Pond Park, Block 9302; Lot 16, expanding the impervious surface by 421 sq. ft. (net).
3. Notification from the NJDEP, Division of Land Use Regulation, dated October 14, 2015, that the application for a Highlands Applicability Determination for Block 411; Larchmont Drive, regarding the construction of a 5 bedroom residential dwelling, has been withdrawn by the applicant Buddy Forest.

NJ Department of Environmental Protection Correspondence

1. Copy of a Freshwater Wetlands General Permit #6, dated Sept. 3, 2015, for John & Stacy Clarke, 147 Maple Road, regarding filling 1,864 sq. ft. of an isolated freshwater wetlands for the replacement and expansion of an existing septic system with associated grading. Wetlands affected by this permit are of intermediate resource value and the standard transition area/buffer required adjacent to these wetlands is 50 ft.
2. No Further Action and Covenant Not To Sue notification, dated September 10, 2015, received from the NJDEP, regarding the removal of a 550 Gallon #2 Heating Oil UGST for Block 14501; Lot 12, 57 Blakely Lane.
3. Copy of LURP, Freshwater Wetlands G.P. 1, and Flood Hazard Area Individual Permit applications for the NJDEP, dated Sept. 30, 2015, from the Upper Greenwood Lake Property Owners Association, regarding the proposed Clubhouse Bulkhead Removal and Replacement project at 435 Lakeshore Drive, Block 2007; Lots 9.01 & 9.02.

4. Copy of a Flood Hazard Area Individual Permit and Flood Hazard Area Verification, dated October 1, 2015, received from the NJDEP regarding the construction of a single family dwelling by Environmental Construction Co./Vincent Lanza, Block 4301; Lot 17, 81 Forest Lake Drive.
5. Correspondence from the NJDEP Bureau of Dam Safety and Flood Control, dated October 8, 2015, to the Bald Eagle Village Condo Association, regarding the Pettet Pond Dam, requesting the following for the Dam Safety application: 1. engineering calculations justifying the proposed riprap sizing and the depth of the riprap; a multistage granular filter or crushed stone with geotextile filter fabric added to the riprap to prevent erosion of embankment fill through the riprap during overtopping events, with armoring protecting all areas subject to flow; 2. specifications to be submitted for grout around the ductile iron pipe, or consideration of a hydrophilic waterstop at the interface. The NJDEP advised that the proposed repairs will be an improvement to the dam but will not bring the dam into compliance with Dam Safety Standards due to inadequate spillway capacity.
6. Copy of an application to the NJDEP for a Freshwater Wetlands General Permit #2 and Flood Hazard Area Individual Permit, dated September 3, 2015, received from Langan Associates, regarding Orange and Rockland Utilities "Union Valley Road/Marshall Hill Road/West Shore Road" Utility Improvements.
7. Copy of an application for a General Permit #1 to the NJDEP, dated October 19, 2015, received from CH2M for the Tennessee Gas Pipeline Co., LLC, regarding the regular maintenance activities along the TGP network within Bergen, Passaic and Sussex Counties.
8. Notification received from Motiva Enterprises, LLC, dated September 30, 2015, for Block 14604; Lot 1, 2731 Route 23, PMG NJ LLC, advising that an environmental investigation is being conducted with regard to former retail gasoline service station operations, identifying petroleum and non-petroleum related contaminants in groundwater and/or soil at the site. Clean up is being conducted in accord with NJDEP requirements.

Miscellaneous Correspondence Received/Sent

1. HEPSCD Certification, dated Sept. 18, 2015, regarding the Rockland Electric Union Valley and Marshall Hill Utility Improvements with total land disturbed to be 0.91 acres – the plan is valid for 3.5 years.
2. HEPSCD, dated Sept. 3, 2015, for Roman Szymansky, Block 11701; Lot 4, 4 Lake Isle Drive, for the construction of a S.F. dwelling with total land disturbance to be 0.35 acres – the plan is certified for 3.5 years.
3. Notification from the Township of Hardyston, dated October 2, 2015, advising of a public hearing on October 22, 2015 regarding an amendment to their Master Plan to adopt the Highlands Preservation Area Master Plan Conformance Element.
4. Notification from the Borough of Butler Planning Board, received October 23, 2015, advising that a public hearing will be held on November 12, 2015 regarding the 2015 Periodic Re-Examination of the Master Plan that was adopted in August 2004.

ADJOURNMENT