

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD  
REGULAR AGENDA  
November 6, 2008**

**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, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker  
Alternates: Michael Siesta, Kerry Goceljak  
Chairman: Andrew Gargano  
Board Attorney: Thomas Germinario, Esq.  
Board Engineer: Paul Ferriero, P.E.  
Board Planner: Charles McGroarty, P.P.

**PUBLIC PORTION**

Up to half-hour reserved.

**SITE PLAN APPLICATION REVIEW WAIVERS**

**APPLICATIONS**

**TIME EXTENSION REQUEST**

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

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

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

Ridge Road; R-3 Zone

Seeking time extension for filing deeds and revision of conditions of approval.

**CARRIED APPLICATIONS**

**INSERRA/WEST MILFORD, LLC (SHOPRITE)**

**Preliminary & Final Site Plan #0720-0308AB**

**Bulk Variance #0730-0793**

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Seeking preliminary & final site plan approval and variance relief for expansion of existing supermarket and improvements to Shopping Center.

*Complete: June 9, 2008*

*Decision By: October 3, 2008*

*Extension: November 30, 2008*

**NEW APPLICATIONS**

**1952 UNION VALLEY ROAD, LLC**

**Preliminary & Final Site Plan #0820-0167AB**

Block 3601; Lots 1 & 3

1952 Union Valley Road; CC Zone

Seeking preliminary and final site plan approval and variance relief for the removal of an existing structure and the construction of a new deli/convenience store with two apartments.

*Complete: September 8, 2008*

*Decision By: January 5, 2009*

**MEMORIALIZATIONS**

**RESOLUTION NO. 2008-26**

**MR. WONTON LLC**

**Preliminary & Final Site Plan #0720-0305AB**

Block 6303; Lot 18

1546 Union Valley Road; VC Zone

**Granted:** Preliminary and final site plan approval and variance relief for proposed site improvements to existing parking lot with conditions.

**ORDINANCES FOR INTRODUCTION**

**ORDINANCES REFERRED FROM COUNCIL**

**BOARD ATTORNEY'S REPORT**

**PLANNER'S REPORT**

**ENGINEER'S REPORT**

**MISCELLANEOUS**

**SUBCOMMITTEE REPORTS**

MASTER PLAN SUBCOMMITTEE

ORDINANCE SUBCOMMITTEE

BUILDING DESIGN SUBCOMMITTEE

SITE PLAN COMMITTEE

**APPROVAL OF INVOICES – BOARD PROFESSIONALS**

Review and approval of invoices from Paul Ferriero, P.E., Thomas Germinario, Esq., Charles McGroarty, P.P.

**MINUTES**

Approval of Closed Session Minutes of the Planning Board meeting of August 28, 2008, not for release to the public.

Approval of minutes of the October 4, 2008 and October 23, 2008 Planning Board Regular meetings.

**COMMUNICATIONS**

1. Notice received on October 9, 2008 from NJ DEP regarding Emil Krahulik, 863 Shore Road - No Further Action Letter and Covenant Not To Sue.
2. Notice and copy of an application for the NJ DEP, Land Use Regulation, by the Township of Jefferson for an FHA Individual Permit and FHA G.P. 6 for Improvements to Moosepac Wellhouse for the construction of a watermain in a riparian area.
3. Letter from the NJ DEP to DIO Satellite regarding an extension of time until December 31, 2008 for submission of revisions for the Carpi Lake Dam Emergency Action Plan.
4. Copy of plan to the NJ DEP from Ed Ostrowicz for a General Permit #2 for Block 4701; Lot 33.04, 350 Morsetown Road, designating the wetlands transition area.
5. Remedial Action Report Addendum from the NJ DEP for 546 Otterhole Road, requesting a Remedial Investigation Work Plan.
6. Remedial Action Report regarding 9 Taft Road, noting deficiencies in the Site Investigation Report with regard to monitoring well sampling.
7. Authorization for Freshwater Wetlands Permit #25 for Gerald Storms, 1043 Westbrook Road, Block 11104; Lot 2 regarding an on-site waste water treatment system.
8. Highlands Conformance and Municipal Environmental Resource Inventories program, November 18, 2008, 7:30 – 9:30 pm.

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

**ADJOURNMENT**