

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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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. / John Hansen, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

Village on Ridge – Section II

Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

Ridge Road; R-3 Zone

Granted: Time extension for filing final major subdivision deeds, and amendment to Resolution No. 2005-42 to modify certain conditions regarding the filing of the plat and the use of a private water purveyor to operate a water distribution system.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

NEW BUSINESS -

Memo with attached report from the Historic Preservation Commission dated November 22, 2010, advising the Planning Board of the deteriorating condition of the Wallisch Estates site on Lincoln Avenue.

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Ordinance of the Township of West Milford, County of Passaic, State of New Jersey, to Re-Zone Certain Parcels in the Township of West Milford from the R-1/PN Zone District to the R-4 Zone District and to the LR/Lakeside Residential Zone District and to Amend Chapter 500 Entitled "Zoning", Article 1, Entitled "Zone Districts and Map" to Establish a Revised Zoning Map to Reflect Said Re-Zoning.

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 September, and October 2010.

Subcommittee Reports

Master Plan Subcommittee
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MINUTES

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COMMUNICATIONS

1. Notice of Penalty Assessment and Offer of Settlement from the County of Passaic, dated November 10, 2010, for Swen Bos, 268 Wooley Road, for disposal of asphalt millings on subject property, and requiring proper disposal and certified proof of disposal of material to the Passaic County Health Department.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

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ADJOURNMENT

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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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. / John Hansen, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

Village on Ridge – Section II

Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

Ridge Road; R-3 Zone

Granted: Time extension for filing final major subdivision deeds, and amendment to Resolution No. 2005-42 to modify certain conditions regarding the filing of the plat and the use of a private water purveyor to operate a water distribution system.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

NEW BUSINESS -

Memo with attached report from the Historic Preservation Commission dated November 22, 2010, advising the Planning Board of the deteriorating condition of the Wallisch Estates site on Lincoln Avenue.

ORDINANCES FOR INTRODUCTION -

ORDINANCES REFERRED FROM COUNCIL

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ADJOURNMENT

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PLANNING BOARD
REGULAR MEETING AGENDA
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7:30 p.m.
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Regular Members: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
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PUBLIC PORTION

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MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

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Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

Ridge Road; R-3 Zone

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APPLICATIONS

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PENDING APPLICATIONS – None.

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ADJOURNMENT

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
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LEGAL

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ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
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Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

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MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

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Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

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PLANNING BOARD
REGULAR MEETING AGENDA
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7:30 p.m.
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MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

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MISCELLANEOUS

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ADJOURNMENT

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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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. / John Hansen, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

Village on Ridge – Section II

Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

Ridge Road; R-3 Zone

Granted: Time extension for filing final major subdivision deeds, and amendment to Resolution No. 2005-42 to modify certain conditions regarding the filing of the plat and the use of a private water purveyor to operate a water distribution system.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

NEW BUSINESS -

Memo with attached report from the Historic Preservation Commission dated November 22, 2010, advising the Planning Board of the deteriorating condition of the Wallisch Estates site on Lincoln Avenue.

ORDINANCES FOR INTRODUCTION -

ORDINANCES REFERRED FROM COUNCIL

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BOARD ATTORNEY'S REPORT

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MISCELLANEOUS

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ADJOURNMENT

Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
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LEGAL

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ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
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Board Attorney: Thomas Germinario, Esq.
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Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

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MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

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Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

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PENDING APPLICATIONS – None.

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ADJOURNMENT

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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ROLL CALL

Regular Members: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, *Vacancy*, Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker
Chairman: Andrew Gargano
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PUBLIC PORTION

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MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

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Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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ADJOURNMENT

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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MEMORIALIZATIONS

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JACK LEVKOVITZ

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MISCELLANEOUS

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PLANNING BOARD
REGULAR MEETING AGENDA
December 2, 2010
7:30 p.m.
Main Meeting Room of Town Hall**

LEGAL

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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. / John Hansen, P.E.
Board Planner: Charles McGroarty, P.P.

PUBLIC PORTION

Up to half-hour reserved.

MEMORIALIZATIONS

RESOLUTION 2010-20

JACK LEVKOVITZ

Village on Ridge – Section II

Extension of Time for Amended Final Subdivision Approval #0510-1744C with Amendments

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

Ridge Road; R-3 Zone

Granted: Time extension for filing final major subdivision deeds, and amendment to Resolution No. 2005-42 to modify certain conditions regarding the filing of the plat and the use of a private water purveyor to operate a water distribution system.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

NEW BUSINESS -

Memo with attached report from the Historic Preservation Commission dated November 22, 2010, advising the Planning Board of the deteriorating condition of the Wallisch Estates site on Lincoln Avenue.

ORDINANCES FOR INTRODUCTION -

ORDINANCES REFERRED FROM COUNCIL

Ordinance 2010 - 18

Ordinance of the Township of West Milford, County of Passaic, State of New Jersey, to Re-Zone Certain Parcels in the Township of West Milford from the R-1/PN Zone District to the R-4 Zone District and to the LR/Lakeside Residential Zone District and to Amend Chapter 500 Entitled "Zoning", Article 1, Entitled "Zone Districts and Map" to Establish a Revised Zoning Map to Reflect Said Re-Zoning.

BOARD PLANNER'S REPORT

BOARD ATTORNEY'S REPORT

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MISCELLANEOUS

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

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Master Plan Subcommittee
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MINUTES

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RESOLUTION 2010-20

JACK LEVKOVITZ

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RESOLUTION 2010-20

JACK LEVKOVITZ

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JACK LEVKOVITZ

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ORDINANCES REFERRED FROM COUNCIL

Ordinance 2010 - 18

Ordinance of the Township of West Milford, County of Passaic, State of New Jersey, to Re-Zone Certain Parcels in the Township of West Milford from the R-1/PN Zone District to the R-4 Zone District and to the LR/Lakeside Residential Zone District and to Amend Chapter 500 Entitled "Zoning", Article 1, Entitled "Zone Districts and Map" to Establish a Revised Zoning Map to Reflect Said Re-Zoning.

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 September, and October 2010.

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee

Building Design Subcommittee
Site Plan Subcommittee

MINUTES

Approval of minutes of the October 7, 2010 Regular and Workshop Meetings, the October 28, 2010 Regular Meeting, and the November 4, 2010 Regular Meeting of the Planning Board.

COMMUNICATIONS

1. Notice of Penalty Assessment and Offer of Settlement from the County of Passaic, dated November 10, 2010, for Swen Bos, 268 Wooley Road, for disposal of asphalt millings on subject property, and requiring proper disposal and certified proof of disposal of material to the Passaic County Health Department.

HIGHLANDS WATER PROTECTION & PLANNING ACT / NJ DEP CORRESPONDENCE

1. Notice of application, with plans, for a NJ DEP General Permit for Mount Glen Lakes Association received November 9, 2010, for the rehabilitation of Lower Mount Glen Lake Dam, including the addition of a 150-foot long auxiliary spillway and a new mid-level outlet.

2. Notice dated October 28, 2010 from the NJ DEP Highlands Office, for Paul Aiazzino, 8 Glencross Road, Block 7005; Lot 2, regarding a prior violation for conducting an activity regulated by the Freshwater Wetlands Protection Act without prior approval from the NJ DEP, and advising that the restoration of the site has been completed to the satisfaction of the DEP.
3. Letter dated November 4, 2010 from the NJ DEP – Highlands Office to the Federal Energy Regulatory Commission regarding the Tennessee Gas Pipeline – Notice of Intent to Prepare and Environmental Assessment for the Planned Northeast Upgrade Project, providing an overview of the anticipated activities of the Highland’s Council during the review of Tennessee Gas Pipeline’s proposal.
4. Notice to Shoebox Storage, LLC, Block 16006; Lot 16, Paul Street from the NJ DEP, dated November 5, 2010, regarding a technical review of an application for Highland’s Applicability and Water Quality Management Plan Consistency Determination, advising that the determination is not applicable to the proposed project/activity due to the lot not being owned by an individual, noting that the L.O.I. had expired in May 2010, additional DEP permits may be required, and advising that this application may be withdrawn by the applicant.
5. Highlands Determination – Not a Major Highlands Development – Water Quality Management Plan – Consistent – received for Kathleen Lota, Manor at Smith Mills Condo Association, 524 Hamburg Tpk., Block 12701; Lots 9.01, 9.02, 9.03 for the replacement of a failed septic tank and an undersized tank with two new conforming tanks.
6. Highlands Act – Exemption # 2 – Water Quality Management Plan – Consistent, received for Frank Schultz, 38 Setting Sun Trail, Block 12307; Lot 32, for the demolition of the existing dwelling and the construction of a new two bedroom, single family dwelling with alterations to the existing septic system.
7. Highlands Act – Exemption # 2 – Water Quality Management Plan – Consistent, received for Jack Lipari, Lone Pine Lane/Split Rock Road, Block 5306; Lot 4.02, for the construction of a new 4 bedroom single family dwelling with driveway, septic and private well.
8. Notice of application, with plans, from 1952 Union Valley Road (Q & S Deli), dated November 16, 2010, for a Highlands Exemption and Water Quality Management Plan for the removal of the existing structure and related paved areas and construction of a new two story 5,000 SF building with associated parking, loading, landscaping, septic system, and drainage for a new deli with two apartments.

ADJOURNMENT