

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD
REGULAR AGENDA
December 3, 2009**

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, Richard McFadden, Douglas Ott, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker
Alternates: Michael Siesta, Thomas Harraka
Chairman: Andrew Gargano
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.

DRAFT HIGHLANDS MASTER PLAN ELEMENT – Update: Chuck McGroarty, P.P.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

TIME EXTENSIONS– None.

PENDING APPLICATIONS – None.

NEW APPLICATIONS – None.

NEW BUSINESS

MEMORIALIZATIONS – None.

RESOLUTION 2009-18

VINCENT LANZA

Minor Subdivision #0510-1976

Preliminary and Final Site Plan #0520-0219AB

Bulk Variance #0530-0718

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

Granted: Amendment to Minor Subdivision, and Preliminary and Final Site Plan Approval as set forth in Resolution #2008-17.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING BOARD PLANNER'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

PLANNING BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

MINUTES

Approval of minutes of the September 3, 2009, September 24, 2009 and October 22, 2009 Planning Board Regular meetings.

COMMUNICATIONS

1. Copy of a letter from the West Milford Historic Preservation Commission dated November 11, 2009 to the Planning Director of Passaic County requesting stabilization of the "Tichenour House" located on 22 Warwick Tpk., Block 2902; Lot 3 to prevent further deterioration.
2. Two Year Treatment Works Approval dated 11/04/09 for Shiloh Bible Camp, Block 6002; Lot 47, 753 Burnt Meadow Road, for the replacement of a septic system.
3. Executed Amendment to the "Section 319H NPS Pollution Control and Management Implementation Grant: Initiate Stormwater Implementation Projects for Greenwood Lake" revising the expiration date to July 10, 2010.
4. Passaic County Planning report dated November 18, 2009 regarding Mr. Wonton, LLC, Block 6303; Lot 18, 1546 Union Valley Road, requesting a copy of an easement for the proposed sidewalk and a site plan review renewal fee.
5. Hudson Essex Passaic Soil Conservation District certification for Clinton Road Bridge #1600-177 Replacement, with conditions, valid for 3 -1/2 years.
6. Authorization for a Freshwater Wetlands General Permit #25 and Transition Area Waiver dated November 9, 2009 for Kerry Greene, Block 10204; Lot 4 for the alteration of a septic system.
7. New Jersey Planner Newsletter, November 2009; Vol 70, No 5.
8. Potable Well Water Analysis – "acceptable for drinking water purposes" dated November 5, 2009 received for 23 Electric Supply, Block 576; Lot 1, in the vicinity of Shell Service Station #138443, Rt. 23.
9. Potable Well Water Analysis – "acceptable for drinking water purposes" dated November 5, 2009 received for Shell Service Co, Route 23 and Union Valley Rd., Block 14604; Lot 1.
10. Potable Well Water Analysis – "acceptable for drinking water purposes" dated November 5, 2009 received for Lakeland Plaza #1, 2713 Rt. 23 S., Block 14605; Lots 1-4.
11. Potable Well Water Analysis – "acceptable for drinking water purposes" dated November 5, 2009 received for Lakeland Plaza #2, 2713 Rt. 23 S., Block 14605; Lots 1-4.

12. Letter requesting escrow sent November 9, 2009 from the Township of West Milford to Anthony Patire, Marshall Hill, LLC, for professional services rendered.
13. No Further Action and Covenant Not To Sue letter received for Kelly Lombardo, 70 High Crest Drive, Block 12802; Lot 6 regarding the removal of an underground 550 gallon #2 heating oil tank.
14. Authorization dated November 17, 2009 for a GP #25 and Transition Area Waiver for Cynthia Cassidy, Block 16307; Lot 11 for an alteration to a septic system.
15. Authorization dated November 12, 2009 for a GP #25 and Transition Area Waiver for John and Linda Barker, Block 102; Lot 20.03 for an alteration to a septic system.

HIGHLANDS WATER PROTECTION AND PLANNING ACT – None.

1. Notification dated November 18, 2009 from the NJ DEP that the application for a Highlands Determination was withdrawn for William Hart, 14 Gleason Road, Block 3508; Lot 6.
2. Copy of an application dated November 19, 2009 from PK Environmental for Steven Olsen, Apple Valley Estates, for a General Permit #4 for Block 9901; Lots 10. 11. 12 for the remediation of contaminated soil on approximately 8.93 acres, including 21,625 sq ft of wetlands transition area.
3. Notice of an application received November 18, 2009 from the Roman Catholic Diocese of Paterson for a Highlands Applicability Determination and an open water fill permit for constructing improvements to the Nosenzo Pond Dam as required by the NJ DEP Bureau of Dam Safety and Flood Control.
4. Notice of Technical Incompleteness dated November 23, 2009 received from the NJDEP for the Brookside Minor Subdivision Block 14601; Lots 5 & 6, 121 Union Valley Road, requesting a revised site plan, application, and certification page.
5. Copy of an application for a Highland's Applicability Determination received on November 23, 2009 for Joseph Lobosco, Block 5603; Lot 2.01 and 2.02, Vine Avenue and Ridge Road, for the construction of a single family home, new septic and well.

ADJOURNMENT