

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 3, 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

DAVID LIVERANCE

Minor Subdivision & Bulk Variances #PB-09-15-02

Block 12203; Lots 12, 13, 14

59, 61, 63 Poplar Grove Terrace; LR Zone

Seeking: Minor Subdivision & Bulk Variance Approval to subdivide Lot 61 and add portions of Lot 61 to Lot 59 and Lot 63, with bulk variances for area and yard requirements per section 500-12.D for the Lakeside Residential Zone.

PENDING APPLICATIONS

MEMORIALIZATIONS

RESOLUTION NO. 2015 - 12

AUTHORIZING AMENDMENT OF THE 2015 CONTRACT FOR PROFESSIONAL SERVICES FOR THOMAS J. GERMINARIO, ESQ.

***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.

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 October – November 2015.

MINUTES

Approval of Minutes from the 2015 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1. Highlands Exemption #4, Water Quality Management Plan Consistency Determination, dated November 7, 2015, received for Christopher Leahy, NY, NY, of Browns Point Lake Services, LLC, regarding the Proposed Redevelopment of the Former Bowling Alley, Block 3610; Lot 26, 1975 Greenwood Lake Tpk., for the construction of a 78,261 s.f. indoor boat storage facility. The project will be served by an ISSDS with a discharge to groundwater to be less than 2,000 GPD. This project was published in the October 7, 2015 DEP Bulletin and no public comments were received. This proposed project is subject to any other Federal, State, County, or Municipal review and approval.
2. Notification of a Highlands Application, dated November 3, 2015, submitted by E2PM Project Management LLC for NYSMSA dba Verizon Wireless – West Milford 14, 1894 Route 23, Block 13602; Lot 7.01, to construct and install additional telecommunications elements within an existing wireless communication facility at the subject site, including the installation of 12 wireless communications antennas on a proposed ten-foot extension on top of an existing 120 foot tall monopole, and installation of a 6x6 ft concrete slab in the compound for the installation of a hydrogen cell emergency generator, with additional telecommunications related construction.
3. Notification of a Highlands Application, dated November 4, 2015, submitted by E2PM Project Management LLC for NYSMSA dba Verizon Wireless – West Milford 15, 333 Warwick Tpk., Block 2802; Lot 3, to install 12 wireless communication antennas on an existing 90 foot tall tree type monopole, expansion of the compound, wireless communication equipment, 35 kw propane generator, and 12 x 26 equipment shelter, with additional telecommunications related construction.

NJ Department of Environmental Protection Correspondence

1. Notice from the NJDEP – Bureau of Dam Safety & Flood Control, for Farm Crest Acres Association, regarding the Upper and Lower Crest lake Dams (NJDEP File #22-333 & 334), advising that following a review of the 2015 Inspection Reports, both dams were found to be in POOR condition, with maintenance and repairs necessary. Per the Dam Safety Compliance Schedule, a conceptual design for the rehabilitation of both dams is to be submitted by December 2015.

2. Copy of correspondence dated October 28, 2015 from the Environmental Group (Investigations) LLC to Lee Steneken, ESCO Optics, regarding 171 Oak Ridge Road, transmitting the Community Right To Know Reporting Exemption Form that had been submitted indicating that the user (ESCO Optics) was below the threshold of environmental hazardous substances, and advising that the NJDEP will be conducting random inspections to verify the accuracy of the submittals.
3. Flood Hazard Area Applicability Determination, dated November 4, 2015, received from the NJDEP, Div. of L.U.R., regarding 53 Roaring Brook Way, Block 11106; Lot 7 – per the Grading Plan submitted for a proposed single family dwelling in the vicinity of West Brook, advising that a Flood Hazard Area Permit is not required since no activity is proposed for the flood hazard area of West Brook nor is it within the riparian zone.
4. Copy of a Receptor Evaluation Form, dated November 9, 2015, from Geo-Enviro Consulting & Remediation LLC, regarding contamination at the Shell Gas Station, PI #004714, 2731 Route 23, Newfoundland, NJ.
5. Notification from the NJDEP, dated September 29, 2015, regarding DeLillo (currently Stelmach), 634 Warwick Tpk, Block 901; Lot 5 and Block 902; Lot 11, advising that an inspection on June 25, 2015 revealed the removal of woody vegetation and construction of a rock retaining wall and graveled parking area within a freshwater wetlands area, with a disturbance of 2,250 sq. ft., which requires a permit from the Div. of L.U.R. for the disturbance, or removal of the stone wall and gravel parking area and restoring the transition area to the pre-disturbed condition.

Miscellaneous Correspondence Received/Sent

1. HEPSCD Certified Soil Erosion and Sediment Control Plan, dated October 26, 2015, received for Majed Tayar for a proposed single family home on 23 Apple Lane, Block 14113; Lot 44, with a proposed disturbance of 15,000 s.f.

ADJOURNMENT