

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR AGENDA

December 4, 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

CARRIED APPLICATIONS

AWOSTING ASSOCIATION INC.

Minor Subdivision #0810-1984

Bulk Variance #0830-0807

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Seeking minor subdivision approval and variance relief to subdivide one lot with an existing structure into two building lots.

Complete: June 9, 2008

Decision By: October 3, 2008

Extension: December 23, 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

TIME EXTENSION REQUEST

VINCENT LANZA

Minor Subdivision #0510-1976

Bulk Variance #0530-0718

Preliminary and Final Site Plan #0520-219AB

Block 9501; Lot 12

1383 Macopin Road; R-3 Zone

Seeking time extension for filing Minor Subdivision deeds and clarification of Resolution No. 2008-7.

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., Michael Hakim, Landscape Architect.

MINUTES

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

Approval of Closed Session Minutes excerpt of August 28, 2008 for release to the public.

Approval of minutes of the October 23, 2008 Planning Board Regular meeting and the November 6, 2008 Regular meeting.

COMMUNICATIONS

1. Evaluation request received from the NJ DEP Green Acres Program for possible acquisition of Block 1604; Lot 1.901, Lien Times LLC, Daretown Road.
2. Copy of notice from NJ DEP Office of Engineering and Construction to Marshall Hill, LLC regarding West Milford Lake Dam, approving the opening of the low level outlet valve, maintaining the impoundment in a drained condition. Additionally, a reminder for submission of a detailed plan by November 12, 2008 or a request for an extension of time.
3. Letter from NJ DEP to WV's Coffee Espresso, Block 16001; Lots 5 & 6, 3034 Route 23, dated November 5, 2008 regarding a Northeast Water Quality Management Plan – Agency Determination – Cancelled.
4. Letter from Passaic County Agriculture Development Board regarding the Final Passaic County Farmland Preservation Plan, adopted September 18, 2008, a copy available on line at [www.passaiccountynj.org-Departments-Planning Department-Farmland Preservation Plan](http://www.passaiccountynj.org-Departments-Planning%20Department-Farmland%20Preservation%20Plan) or in the Passaic County Planning Office, 930 Riverview Drive, Suite 250, Totowa, NJ.
5. Letter received November 10, 2008 from NJ DEP regarding a 550 gallon #2 heating oil underground storage tank at 56 Princeton Road, Block 1003; Lot 3, Unrestricted Use – No Further Action – Covenant Not To Sue
6. Letter received November 10, 2008 from NJ DEP regarding a 1000 gallon #2 heating oil underground storage tank at 152 Lincoln Avenue, Block 143; Lot 1, Unrestricted Use – No Further Action – Covenant Not To Sue
7. Copy of letter received November 20, 2008 from Bureau of Dam Safety to the Office of Resource Development regarding Green Turtle Dam, noting that it is in Fair condition with repairs necessary.
8. Receipt of a Flood Hazard General Permit and Freshwater Wetlands General Permit for Route 23 and Hamburg Turnpike Bridge repair from the Township Clerk's office.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Notice of Technical Incompleteness received on November 4, 2008 from the NJ DEP – Highlands Applicability Determination regarding Block 4106; Lot 1, 99 Long Pond Road, Awosting Association.
2. Copy of Highlands Applicability Determination Re-Application for 99 Long Pond Road, Block 4106; Lot 1 from Awosting Association, received November 24, 2008, addressing incompleteness items.

ADJOURNMENT