

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

December 6, 2012

Regular Meeting

The Regular Meeting of the Planning Board was opened at **7:33 p.m.** by Chairman Geoffrey Syme with a reading of the Legal Notice, followed by the Pledge of Allegiance. Chairman Syme noted that there was a quorum present for this regular meeting.

ROLL CALL

Present: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, Councilman Luciano Signorino, Chairman Geoffrey Syme, Alternates Steven Castronova and Michael Siesta, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer John Hansen, P.E.

Absent: Douglas Ott.

Chairman Geoffrey Syme appointed Alternates Steven Castronova and Michael Siesta to sit on the Board for the vacancies.

PUBLIC PORTION

Chairman Syme opened the Public Portion of the meeting. The following addressed the Planning Board:

Richard Randazzo, Wooley Road, addressed the Board about discussions that occurred during a Closed Session meeting regarding the Braemar at West Milford matter, and inquired when the content of the meeting would be made available. Thomas Germinario, Board Attorney, advised that when the litigation matter is fully resolved and appeals can no longer be taken, the information could be made available. Mr. Randazzo made reference to a document that was purportedly presented in Closed Session with certain residents being the subject of discussion. Mr. Germinario advised that individuals are not discussed in Closed Session, that the Board discussed matters regarding the litigation, further adding that the only document with regard to the Braemar matter that he recalled being distributed was a settlement agreement that the Board reviewed prior to approving it at a regular meeting. Mr. Randazzo made a reference to the well ordinance, and Mr. Germinario advised that the aquifer-testing ordinance was already approved at the time of the Closed Session meeting regarding the Braemar settlement. Mr. Randazzo stated that something occurred in a Closed Session that has not been revealed to the public, and Mr. Germinario advised that at this time he could not discuss what transpired in those meetings, and did not understand the implication by Mr. Randazzo.

With no one else present wishing to address the Planning Board on any matter of concern, the Public Portion was **closed** on a **motion** by Andrew Gargano with a **second** by Robert Nolan.

PRESENTATIONS – None.

APPLICATIONS

CARRIED APPLICATIONS

SUN YOUNG JOO

Major Soil Removal/Fill Permit #PB-05-12-05

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

Seeking: Major Soil Removal/Fill Permit approval for an existing 4-acre residential site, with approximately 14,900 s.f. of new fill brought to the subject site for the purpose of re-grading.

Jeffrey Houser, P.E. of Houser Engineering LLC, was present to address the Planning Board regarding the Sun Young Joo matter. He advised the Board that he was substituting for Gerald Gardner, who was absent due to a death in his family. Mr. Houser's intent was to provide an update on the project since this matter was last heard in October, and he was requesting the matter be carried to the January 24, 2013 meeting. He referred to Paul Ferriero's letter of October 2012 and noted that they were continuing to address his comments, both on site technical issues and off site issues. Mr. Houser advised that Mr. Gardner had met with Mr. Joo and Mr. Witherspoon, and they were to have a follow up meeting, adding that the intent is to respond to Mr. Ferriero's correspondence within two weeks. John Hansen, Board Engineer, advised the Board that he spoke to Mr. Houser earlier in the day and the two weeks for compliance of the comments in Mr. Ferriero's letter will be sufficient for Mr. Hansen to review the plans before the next Planning Board meeting. Mr. Germinario advised that Mr. Joo is the responsible party and is named on the soil movement permit, so anyone else contracted for the project must understand this. With regard to carrying this matter to the January 24, 2013 Planning Board meeting, several Board members commented that this matter must be resolved as soon as possible and requested members of the public to be permitted to weigh in on the matter. Chairman Syme opened the hearing to the public and the following addressed the Board:

Scott Witherspoon, 70 Green Terrace Way, advised that he brought photos to distribute to the Board, indicating the stormwater and drainage issues that he has experienced. Mr. Witherspoon testified that he had requested assistance in getting this matter resolved for over 18 months, and on November 14, 2012 he had a meeting with Mr. Gardner, their contractor, and Mr. Joo and they reviewed some possible solutions to the drainage issues. He received a copy of a letter on November 28, 2012 from Houser Engineering which outlined the meeting that took place and some of the terms of their agreement including having his driveway

repaved due to the damage that occurred to his property from the stormwater. He advised the Board that he had a contractor provide him with an estimate for the drainage and repaving, but after speaking to Paul Ferriero earlier in the day, he understands that the drainage issues probably won't be resolved until the spring. Mr. Witherspoon expressed his desire that an agreement would soon be reached between the Township, the Joo's, and himself, and he hoped that the Township will be active in finding a resolution to this matter.

With no one further wishing to address the Planning Board on the Sun Young Joo matter, the public portion was **closed** on a **motion** by Andrew Gargano and a **second** by Councilman Lou Signorino.

Chairman Syme requested that the Board consider carrying this matter to January 3, 2013 following the reorganization meeting. Mr. Hansen wanted clarification on the timing for submission of revised plan, and Mr. Houser advised that the plans could be in Mr. Ferreiro's office no later than two weeks from this meeting. Following consensus from the Board, Chairman Syme advised that the applicant's engineer must submit revised plans to Mr. Ferreiro's office not later than two weeks from this meeting, or by December 20, 2013, and this matter will be heard at the January 3, 2013 Planning Board meeting. Chairman Syme requested that Mr. Houser express the Board's sincere condolences to Mr. Gardner.

MEMORIALIZATIONS

RESOLUTION NO. 2012 - 16 BRAEMAR AT WEST MILFORD, LLC (Greene Valley Estates) Final Subdivision Application #0610-1910B

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Granted: Final Major Subdivision Approval With Conditions for Block 10001; Lots 14, 19, 20, 23.

Francis Regan, Esq., attorney for the applicant Braemar at West Milford, LLC, was present to address the Board and expressed his hope that the Board would approve the resolution as drafted and approved by both attorneys. Mr. Germinario advised the Board that the language in the resolution was derived from a court order and the only language that was added upon request of Mr. Regan was the last sentence in condition #2 that the "applicant shall have the opportunity to meet with the Environmental Commission to discuss the Open Space Issues." Board Member Robert Nolan inquired of Mr. Regan the status of the Highlands reinstatement, and Mr. Regan replied that there had been no progress since they had been before the Board in October and as far as he knew, no determination had been made by Highlands, to date. Mayor Bieri inquired if this matter could be open to the public since Richard Randazzo wanted to provide comment on this matter, and Mr. Germinario advised that the Board was merely addressing the resolution, that the docket was closed and the only matter was the memorialization of the resolution, unless there happens to be a mistake in the resolution. Mr. Randazzo commented that there were issues that were not finalized, and Mr. Germinario responded that the provision regarding open space was included in the resolution.

Motion by Councilman Lucian Signorino with a **second** by Steven Castronova to approve Resolution No. 2012-16 granting Final Major Subdivision Approval With Conditions for Block 10001; Lots 14, 19, 20, 23.

Roll Call:

Yes – Mayor Bettina Bieri, Steven Castronova, Christopher Garcia, Robert Nolan, Michael Siesta, Councilman Luciano Signorino, Chairman Geoffrey Syme.

No – None.

Motion approved.

NEW APPLICATIONS

AWOSTING ASSOCIATION INC. Preliminary & Final Site Plan #0820-0320AB

Block 4105; Lot 1

Long Pond Road; LR Zone

Seeking: Preliminary and Final Site Plan approval for the construction of a new private lake community clubhouse.

Joseph Russo, attorney for the applicant, Awosting Association Inc., addressed the Board regarding the Preliminary and Final Site Plan for the proposed Awosting Clubhouse. Mr. Russo advised the Board that the application appears to be variance free, with some minor waivers requested. He further advised that the project's architect, engineer, and Association officers were present to provide testimony in support of this application. Bruce Van Nimwegan, President of the Association, as well as his wife Dale Van Nimwegan, were sworn in and proceeded to provide background information regarding the lake community for the application before the Board. Mrs. Van Nimwegan testified that the new clubhouse project required the approval of the lake community to insure that the debt could be absorbed by the residents. The community, incorporated in 1925, had determined that the original Awosting Inn would not be sufficient for the clubhouse and the ballfield was considered the best alternative site. Mrs. Van Nimwegan noted that Highlands or DEP exemption were being sought in conjunction with the application before the Board and understood that it would be a condition of approval. With regard to comments made upon review of the plans by various municipal departments, Mrs. Van Nimwegan testified that she met with the Police Department and addressed their comments about parking on the road, and proposes to post "no parking on roads" which will alleviate some of their concerns. With regard to the Health Department comments, Mrs. Van Nimwegan advised that she spoke to the Health Officer, and he did not foresee any issues with the

plans, but would review more closely when it goes to construction. Mr. Russo confirmed that the Awosting Association held the appropriate meetings to elicit consent of the community members.

Eric Kiellar, AIA of Blueline Architecture in Wyckoff, was sworn in and qualified himself as architect for the applicant. Mr. Kiellar advised the Board that he was a former resident of the Awosting community and recalls the residents' vision to bring the community clubhouse to a central location. He noted that the design was created to view the clubhouse from all sides, and he incorporated some of the architectural details prominent in the lake community, as well as salvaging some items including the wishing well from the demolished inn, which served as a clubhouse for years.

Mr. Kiellar reviewed the various plans, noting that the proposed clubhouse will seat 190 people, with access from several areas of the building, comprising approximately 9480 s.f total for the basement, first and second floor. Fiber cement siding and stone are proposed for the exterior, with elements of the old inn including white siding, green roof and shutters, and large columns. Mr. Kiellar reviewed the landscape and lighting plans which were designed with aesthetic and safety considerations, and answered inquiries from the Board members.

Mr. Russo referred to various reports from municipal departments and advised that the applicant will comply with all of the comments and recommendations which will be reflected in the revised plans. Tibor Lantincsics of Conklin Engineering was sworn in and qualified for the Board. Mr. Lantincsics advised that he had pre-marked all of the exhibits and prepared a list for the Board. He reviewed the application for approvals from Passaic County Planning Board, Hudson Essex Passaic Soil Conservation District, West Milford MUA, and Highlands/DEP. Mr. Lantincsics reviewed numerous details of the proposed clubhouse site plans including impervious cover, parking, sewer and water connections, and advised of certain waivers requested for curbing, storm drains, site triangle, estimates on bond, and submission of as-builts. Mr. Lantincsics provided testimony in support of their request for the waivers for the Board's consideration. Following review of the application and discussion by Board members, Chairman Syme opened the hearing to the public for comment. With no one present wishing to comment on this application, the public portion was closed on a motion by Mayor Bettina Bieri and a second by Andrew Gargano.

Mr. Russo summarized the hearing for the Awosting Clubhouse site plan and advised the Board that this project, as presented, would be a benefit to the Township, and noted that the applicant's professionals have addressed all of the major issues and are requesting preliminary and final site plan approval at this time. With no further comments from the Board or Board's professionals, Mr. Germinario proceeded to review the conditions that would be included with approval from the Board, including those recommendations outlined by the Board's professional's:

1. Use of the Clubhouse building will be restricted to members of the Awosting Community, and it shall not be made available for use or rental by non-members of the Community.
2. If feasible, sewer and water connections for the Clubhouse shall be made in the existing lines in Long Pond Road in front of the building, and the plans shall be revised accordingly.
3. All parking areas listed on Exhibit A-19 shall be identified on the revised plans, which shall depict signage for all such parking area except the garage area (#5) and the boathouse area (#9).
4. Revised plans shall note all parking areas are to be kept clear of snow, debris and other obstructions, and that parking is not permitted within 50 feet of road intersections.
5. Signage indicating there is to be no parking on paved roadways shall be depicted on the revised plans at locations to be approved by the Township Traffic Officer.
6. All signage on the plans must be approved by the Township Engineer and the Traffic Officer.
7. All approved landscaping shall be installed prior to issuance of a Certificate of Occupancy.
8. Both sides of the driveway from Lake Avenue to the parking lot and from Long Pond Road to the parking lot shall be marked "No Parking Fire Lane." The ground shall be painted with these words and striped. Additionally, signs reading the same shall be posted in locations determined by the Fire Marshal.
9. A Knox Box shall be installed on the building. The size, location and type of Knox Box shall be determined by the Fire Marshal.
10. The grading, drainage and proposed landscaping along the easterly driveway edge shall be designed to provide an unobstructed width of 20 feet for emergency vehicle access through the driveway.
11. In accordance with N.J.A.C. 5:70-3, 304.3.3, a dumpster shall not be located within "5 feet of combustible walls, openings, or combustible roof eave lines."
12. The site plan notes regarding the existing storage shed located on the northerly side of the tennis courts shall be revised to indicate that the shed is to be removed.
13. A portion of one parking space at the southerly end of the row falls within the 40-foot front yard setback. This space shall be deleted or relocated entirely out of the front yard setback.
14. A floor plan for the "finished basement" referenced on Sheet A-2 of the architectural plans shall be provided along with information for the proposed activities in this space.
15. The proposed driveway shall be restricted to one-way with entrance on Lake Avenue. Appropriate signage should be provided and details added to the plans.
16. The Lighting Plan (Sheet L-2) shall be revised to delete a ground-mounted fixture for sign illumination that is shown to be located between the driveway and the entrance ramp.

17. The proposed landscaping shown in proximity to the northwest corner of the covered porch shall be revised to accommodate the dry well.
18. Note No. 7 on Sheet 1 of the site plans states there are no wetlands transition areas on subject property however, the plan clearly shows the northeast corner of the property to fall within same. Note No. 7 shall be revised accordingly.
19. The total gross floor area including the finished basement for the new building shall be provided on the plans.
20. The title block on Sheet 1 of the site plans shall reflect both Preliminary and Final Site Plan.
21. Applicant indicates that they have or will seek a Highlands Exemption No. 4 or 5. This approval is subject to the requisite exemption or approval by the NJ Highlands Council and/or NJDEP.
22. Revised plans shall address the items discussed at the hearing and those included in the reports of the Board professionals:
 - A. Sheet 1 – Preliminary Site Plan, Soil Erosion and Sediment Control Plan
 1. The current plan shows the extension of the sanitary sewer lateral northerly along Long Pond Road and across residential lots in block 4103. Under the NJDEP regulations for sanitary sewer, this meets the definition of a sewer extension and a Treatment Works Approval is required. If this sewer extension is retained on the revised plans, Applicant shall obtain the approval of a TWA by the NJDEP or a letter from NJDEP that a TWA is not required.
 2. The arrows representing the slope along the driveway are pointing uphill where the standard convention is to have them pointing downhill. This shall be modified to eliminate confusion.
 3. The Applicant has requested a waiver for providing no curb along the parking lot and driveway since the Applicant would like to maintain the character of the neighborhood. To prevent runoff from the parking lot bypassing the proposed drainage inlets, the driveway shall show a clear single slope pitch and a swale along the low side.
 4. Additional spot grades shall be provided around the accessible parking stalls to ensure they do not slope more than 2% in any direction. The stalls shall be dimensioned.
 5. Additional spot grades are required along the accessible ramp into the building.
 6. If soil excavated from the site is to be relocated within the Township, a soil movement permit will be required.
 7. Given the tightly constrained limit of disturbance, the entire limit shall be staked out and construction fence installed before any site disturbance.
 8. The angle of the parking stalls shall be specified to ensure the drive aisle is wide enough.
 9. The accessible parking stalls shall be dimensioned.
 10. A maintenance manual for the drainage inlets and drywell tanks shall be submitted and approved by the Board Engineer.
 11. An as-built survey shall be provided prior to issuance of the certificate of occupancy.
 12. General Note #8 indicates that a Soil Conservation District Certification has been obtained. The Applicant shall provide copies of the certification to the Board Engineer. Based upon latest plan revision dates recertification may need to be obtained. If required a copy of the recertification shall be provided.
 13. Addition detail shall be provided for the proposed sanitary sewer connection to the satisfaction of the Board Engineer. A profile shall be added. Design information for the proposed drywells shall be provided.
 14. The proposed pipe that connects the proposed inlet located in the parking lot to the proposed drywell shall be labeled (size, material type and slope).
 15. The proposed 2'x2' drainage inlets are typically utilized in lawn areas only. Inlets located within the parking and driveway shall be changed to A-type inlets.
 16. The plan shall be revised to show the existing clay infield material to be removed and replaced with topsoil, seeded, fertilized and straw mulched.
 17. The proposed concrete wheel stops shown at each parking stall shall be labeled.
 18. The lighting plan shall be revised to incorporate the proposed building lighting as shown on the architectural drawings. Fixture, pole and footing details shall be added to the plan.
 19. The proposed sign located at the proposed well as noted on the architectural plan shall be eliminated.
 20. The dumpster and recycling facilities are shown next to the accessible ramp into the building. These shall need to be properly screened and shielded to ensure they do not create a visual or odor impact to those accessing the building. Additional detail is required.
 21. The driveway grading shall be revised to reflect compliance with section 500-76.D., which requires that no driveway shall have a grade which exceeds 5% within 50 feet of the street line and 10% overall.

22. The plan shall be revised to show one-way arrow markings on the driveway.

23. The plan shall be revised to provide a “One Way” sign at the entrance of the driveway and a “Do Not Enter” sign at the exit.

24. The plan shows a number of locations where steps are proposed to provide access to and from the porch. The architectural plan shows pads at the bottom of the steps but the site plan does not show the pads. The plans shall be coordinated.

25. Sight lines for proposed driveway exit onto Long Pond Road shall be added to the plan.

26. The plan shall be revised to indicate the slopes of the 12” HDPE storm sewer pipe.

27. The submission of an engineer’s estimate of site improvements to the Township Engineer for the purpose of determining the initial escrow deposit for the inspection of site improvements.

B. Sheet 2 – Existing Conditions Plan

1. The plan depicts graphically the proposed rubble wall and removal of a section of the wall. Since these are proposed they shall be removed from this plan.

2. The plan shows the location of picture number 8, however the picture itself has not been provided. This shall be corrected.

3. The direction of picture number 10 appears to be different that the direction shown on the plan. This shall be corrected.

4. The plan depicts at least one drainage inlet that is clogged. In order to ensure that the existing storm sewers are functioning properly, all the existing storm inlets and sewers on site shall be jet-vacuumed cleaned and inspected.

C. Sheet 3 – Site Plan Details

1. The water and sewer connection and trench details are blurry and difficult to read and shall be clarified.

2. A dimension for the mounting height of the stop sign shall be added to the detail. Height shall be in accordance with MUTCD requirements.

3. “One Way” and “Do Not Enter” sign details shall be added to the plan.

4. A detail for the rubble wall shall be provided.

5. A detail for the concrete wheel stops shall be provided.

6. The driveway profile shall be revised to the satisfaction of the Board Engineer.

7. The drywell detail shall be revised to show concrete riser(s) and a non-woven type filter fabric shall be specified.

8. The frame and grate model number on the drywell detail shall be confirmed if correct.

9. An A-type inlet detail shall be added to the plan.

10. Drywell note no. 7 shall be revised to read “Township...” versus. “Borough...”

11. A separate drywell detail shall be provided for the drywells connected to the drainage inlets. The drainage pipes are different sizes and material.

12. A storm pipe trench detail shall be added to the plan.

13. A detail for the paver walkway as shown on the architectural drawings shall be added to the plan.

14. A roof downspout/leader drain connection detail shall be added to the plan.

23. During construction, all construction traffic shall enter and exit the site exclusively from Lake Avenue or Long Pond Road.

Motion by Mayor Bettina Bieri with a **second** by Councilman Luciano Signorino to approve the Preliminary and Final Site Plan Application #0820-0320 for Awosting Association Inc. for the construction of a new private lake community clubhouse.

Roll Call:

Yes – Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, Michael Siesta, Councilman Luciano Signorino, Chairman Geoffrey Syme.

No – None.

Motion approved.

MEMORIALIZATIONS (Cont’d)

RESOLUTION NO. 2012 - 17

JACK LEVKOVITZ

(Village On Ridge-Section II)

Amended Final Subdivision Approval #0510-1744C

Extension of Final Major Subdivision Approval

Block 5201; Lots 16, 19 & 20; Block 5303; Lot 1; R-3

Ridge Road; R-3 Zone

Granted: Extension of Time for Final Major Subdivision Approval to meet conditions per Resolution No. 2011-14 and Amendment of Final Subdivision Approval conditions.

Motion by Steven Castronova with a **second** by Michael Siesta to approve Resolution No. 2012-17 granting an Extension of Time for Final Major Subdivision Approval to meet conditions per Resolution No. 2011-14 and Amendment of Final Subdivision Approval conditions.

Roll Call:

Yes – Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Christopher Garcia, Michael Siesta, Councilman Luciano Signorino, Chairman Geoffrey Syme.

No – None.

Motion approved.

NEW BUSINESS

ZBOA Annual Report to the Township – Chuck McGroarty, Board Planner, advised the Board that he reviewed the Annual Report submitted by the Zoning Board of Adjustment and he had no recommendation nor comments to make about the report. Mr. Germinario advised the Board that a review by the Planning Board was recommended annually to determine if there were zoning changes necessary. Mr. Castronova raised the issue regarding the lake residential zone and the previous years' reports with the recommendations by the Board of Adjustment to consider changes to the lake residential minimum lot size. Mr. McGroarty advised that no such comments were made in the most recent report. The Board requested that a memo be sent to the Township Council and Board of Adjustment advising that the Planning Board had no recommendation or comments with respect to the ZBOA Annual Report to the Governing Body.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER'S REPORT – Chuck McGroarty advised the Board that he was waiting for the Highlands Council to issue a letter that confirmed their decision that West Milford would not have to comply with the adoption of the extensive Highlands Ordinance, but will be required to adopt a Checklist Ordinance instead, something that was much more in the Township's favor.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Approval Of Invoices – Board Professionals

The invoices submitted by the Planning Board professionals for services performed during the month of October and November 2012 were **unanimously approved** on a **motion** by Mayor Bettina Bieri with a **second** by Councilman Lou Signorino.

MINUTES

Minutes from the September 27, 2012 Regular meeting were distributed for review and would be on the next agenda for approval.

The following documents/correspondence were reviewed by the Board and filed:

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copies of documents received November 13, 2012 from Chelsea at Bald Eagle addressing items of incompleteness for a Highlands Applicability Determination for Block 5310; Lot 1, 197 Cahill Cross Road regarding an addition to an existing assisted living facility.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Notice from the NJDEP regarding the Apshawa Auxiliary Dam (DEP File No. 22-314) received October 26, 2012 advising that the revised Stability Analysis has been accepted by T.Y. Lin International's recommendation that the Apshawa Auxiliary Dam will remain stable during the spillway design storm event, and also advising that the next regular inspection of the dam is due by December 11, 2013.

2. Copy of an application received October 23, 2012 to the NJDEP for a Statewide General Permit No. 6 Re-Issuance for Block 12110; Lot 3.01, Inwood Road, regarding the construction of a proposed single family home with a disturbance of 248 sq. ft. of wetlands.

3. No Further Action and Covenant Not To Sue notice received from the NJDEP, dated October 24, 2012, received for Block 15401; Lot 27, 45 Meadowview Crt. regarding removal of one 550 gal UGST.

4. No Further Action and Covenant Not To Sue notice received from the NJDEP, dated October 25, 2012 received for Block 16302; Lot 11, 342 Oak Ridge Road, regarding the removal of one 1000 gallon UGST for the Oak Ridge Presbyterian Church Parish House.

5. Copy of a Flood Hazard Area Individual Permit dated November 19, 2012 for Faurot, 37 Lake Park Terrace, Block 4201; Lot 18, regarding reconstruction of a malfunctioning septic system within the 300 foot riparian zone of Greenwood Lake.

6. Copy of a Flood Hazard Area Individual Permit, Freshwater Wetlands Individual Permit, and Water Quality Certificate for Tennessee Gas Pipeline, dated November 9, 2012, authorizing 12.12 acres of freshwater wetland impacts, 49.01 acres of transition area impacts, 1.13 acres of state open water impacts, and 70.41 acres of riparian zone impacts for the widening of access roads, 44 watercourse crossing and other access related to the pipeline construction, with all impacts to be restored except the permanently maintained R.O.W. Additional mitigation is required as conditions of the permit.
7. Copy of an application for a GP 25 received November 16, 2012 for Michael Irven, 11 Bracken Road, Block 12102; Lot 7, regarding the installation of a sub surface sanitary disposal system.
8. Notice of an application for a GP 26, received November 26, 2012 for Jeffrey Weinman, 1860 Macopin Road, for the replacement of an existing septic system with no expansion or change in use.
9. Request for water supply information received November 26, 2012 from Synergy Environmental Inc. on behalf of Kimber Petroleum Corp, regarding an environmental investigation for Lakeside Amoco, 2 Lakeside Drive, as a result of contaminated groundwater discovered at the site. Request for current and potential groundwater uses within the Township based on a 25 year planning horizon using available water supply data. Referred request to Board/Township Planner.
10. Private Potable Well Water Analyses dated November 26, 2012 received from the NJDEP regarding GPS Enterprises, 551 Warwick Tpk., Block 703; Lot 3, advising that the water is acceptable for drinking and other domestic uses.

CORRESPONDENCE

1. Notice from Passaic County Planning Department regarding Oak Ridge Road Associates, Block 15901; Lots 1 & 2, 195 Oak Ridge Road, advising of their final approval of the site plan for the installation of a new parking lot, and noting that the applicant will require a right of way access permit prior to widening the driveway.

ADJOURNMENT

Prior to adjourning, a **motion** was made by Andrew Gargano, with a **second** by Councilman Lou Signorino, to **cancel** the regular Planning Board meeting scheduled for December 20, 2012, followed by **unanimous approval** by the Board.

With no further business to come before the Planning Board, a **motion** was made to **adjourn** the Regular Meeting of December 6, 2012 at **9:40 p.m.** by Councilman Luciano Signorino with a **second** by Christopher Garcia.

Approved: April 4, 2013

Respectfully submitted by,

Tonya E. Cubby, Secretary