

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 6, 2012
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. 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, Christopher Garcia, Andrew Gargano,
Robert Nolan, Douglas Ott, Councilmember Luciano Signorino, *Vacancy*.
Chairman: Geoffrey Syme
Alternates: Michael Siesta, Steven Castronova
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.

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.

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.

MEMORIALIZATIONS

**RESOLUTION 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

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

**RESOLUTION 2012 - 17
JACK LEVKOVITZ
(Village On Ridge-Section II)
Amended Final Subdivision Application #0510-1744C**

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

Ridge Road; R-3 Zone

Seeking: Extension of Time for Final Major Subdivision Approval to meet conditions per Resolution No. 2011-14, with additional modifications to be considered.

NEW BUSINESS

ZBOA Annual Report to the Township – Review/comment.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER’S REPORT -

BOARD ATTORNEY’S REPORT -

BOARD ENGINEER’S REPORT -

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the month of August, September, and October 2012.

MINUTES

Approval of Minutes from the September 27, 2012 and October 25, 2012 Regular meetings.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copies of documents received 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 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