

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 15, 2011
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, Robert Nolan,
Douglas Ott, Geoffrey Syme, Councilman Philip Weisbecker, *Vacancy*
Chairman: Andrew Gargano
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

PENDING APPLICATIONS - None.

EXTENSIONS OF TIME – None.

NEW APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2011- 17

WOJCEICH CZYKIER

Major Soil Removal/Fill #PB-07-10-08

Bulk Variance

Block 9406; Lot 45

27 Weedon Drive; R-3 Zone

Granted: Bulk Variance approval to construct a 10 foot concrete retaining wall in the rear yard where 6 foot is permitted, and such other variance approval that Board deems necessary, so as to permit changes to the retaining wall and landscape design for the Major Soil Removal/Fill Permit #PB-07-10-08.

**RESOLUTION NO. 2011-18
GEORGE & SANDRA CARD
Minor Subdivision #PB-10-11-03**

Block 2714; Lot 2 & 3
166 Lakeshore Drive; LR Zone

Granted: Minor Subdivision approval to move the lot line for Lot 3 and merge it with Lot 2 to remove an existing encroachment.

NEW BUSINESS

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD PLANNER'S REPORT

BOARD ATTORNEY'S REPORT

BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of the invoices submitted by the Planning Board professionals for services performed during the months of October and November 2011.

MINUTES

Approval of Minutes from the September 22, 2011 and October 27, 2011, and December 1, 2011 Regular Planning Board Meetings.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. No Further Action Letter received from the NJDEP, dated November 15, 2011, to Charles Tregidgo of Fair Lawn, regarding the remediation of a 275 gallon above ground storage tank at 18 Harvey Road, Block 1101; Lot 16.
2. Notice dated November 21, 2011 from the NJDEP advising that the FY2012 Annual Fee Report and Assessment of Fees for the NJ Pollutant Discharge Elimination System permit program is available on the DEP's website, and advising that the public hearing on the FY2012 Annual Fee Report for the period of July 1, 2011 through June 30, 2012 will be held on Wednesday, December 14, 2011 at 1:00 pm at the NJDEP office in Trenton. The written comment period will remain open until December 21, 2011.
3. Treatment Works Approval No. 11-0274, dated November 21, 2011, received for the Township of West Milford Municipal Complex, with said approval valid for 2 years from the date of issuance, and shall expire if building, installing, or modifying of the treatment works has not begun within the initial approval period.
4. Notice from the NJDEP Bureau of Dam Safety & Flood Control, dated December 2, 2011, to the Bald Eagle Village Condo Association regarding the Pettet Pond Dam, advising that an inspection revealed structural damage to the dam, and requiring that a detailed site inspection be completed and a report be submitted by a licensed professional engineer experienced with design and construction of dams within 45 days of the date of the letter, and written confirmation within 10 days of the date of the letter that they will comply with the order.

5. General Permit #18 application notification received on December 9, 2011 for Salvation Army and the rehabilitation of the Lower Star Lake Dam in the Borough of Bloomingdale, NJ.
6. Authorization for a Freshwater Wetlands Statewide General Permit #25 and Waiver of Transition Area for Access dated November 23, 2011 received for Robert Castro, 48 Landing Road, Hewitt, NJ with regard to alteration of an on-site sewage disposal system.
7. Flood Hazard Area Individual Permit dated November 22, 2011 received from the NJDEP for the Township of West Milford regarding a Bridge #1695-001 on Crescent Road.

CORRESPONDENCE

1. Correspondence dated November 18, 2011 received from Braemar At West Milford, LLC regarding execution of a Conservation and Drainage Easement from Braemar to the Township of West Milford
2. Pequannock Post, Volume 16; Issue 6 received December 5, 2011.
3. Request for review by the Open Space Subcommittee of Block 14602; Lots 1, 2, 4, 5, & 6 (Zampella, Union Valley Road) for possible Open Space acquisition by the Township.
4. Letter of support from the Township of West Milford, dated December 1, 2011, to the Institute for Sustainability Planning and Governance for the Sustainable Jersey Animals in the Community Program.

ADJOURNMENT