

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 17, 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 – None.

PENDING APPLICATIONS – None.

COMPLIANCE HEARING

**BRAEMAR AT WEST MILFORD, LLC
(Greene Valley Estates)
Conditional Final Subdivision #0610-1910B
Block 10001; Lots 14, 19, 20, 23
Wooley Road; R-3 and R-4 Zones**

RE: Compliance Hearing #2 with regard to the Revised Final Subdivision Plat, dated December 1, 2015, and the Township's Water Supply and Water Quality Ordinance (§470-15.1) based on the Conditions Precedent of the Conditional Final Major Subdivision Approval for Braemar at West Milford LLC for Block 10001; Lots 14, 19, 20, 23 under Planning Board Resolution No. 2012-16, dated December 6, 2012 and Planning Board Resolution No. 2015-09, dated September 24, 2015.

MEMORIALIZATIONS

RESOLUTION NO. 2015 - 13

DAVID LIVERANCE

Minor Subdivision #PB-09-15-02

Block 12203; Lots 12, 13, 14

59, 61, 63 Poplar Grove Terrace; LR Zone

Granted: Minor Subdivision Approval to subdivide Lot 61 and add portions of Lot 61 to Lot 59 and Lot 63 in the Lakeside Residential Zone.

****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 –

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 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 19, 2015, received for Greenwood Lake Services LLC, regarding an application submitted by Houser Engineering, LLC for 2 Proposed Marina Buildings and Associated Parking for Block 3101 & 3107; Lots 9 & 2, 341 and 330 Lakeside Road, Hewitt, NJ. The project activity will be served by an individual subsurface sewage disposal system with a discharge to groundwater less than 2,000 GPD.
2. Highlands Preservation Area Exemption Determination–Exemption #11, Consistent with the Goals of the Highlands Act, dated November 23, 2015, regarding Union Valley Road/Marshall Hill Road/West Shore Road/Macopin Road Utility Improvements for the installation of underground electrical distribution circuits. The majority of the project areas will be on existing roads and shoulders within County and Municipal ROWs.
3. Notification from Hatch Mott MacDonald regarding an application for a NJDEP Highlands Applicability Determination and Water Quality Management Plan Consistency Determination for the City of Newark, regarding a new residuals treatment facility

consisting of a gravity sludge thickener and mechanical dewatering facility, to allow management of the treatment plant residuals and discontinue the use of a sludge lagoon. This project received a Highlands Exemption #11 in March 2015 but the project has been significantly altered and the facility location changed to another site, necessitating a new proposal being resubmitted for review.

4. Copy of a Highlands Applicability Determination received from Ferriero Engineering regarding the West Milford Salt Storage Project on Lycosky Drive, Block 6002; Lot 28.01. This project received a Highlands Exemption in August 2014, but a new submission is being made since the limit of disturbance for the project has changed, the locations of the buildings has been modified, and the impervious surface area to be removed have been changed.

5. Highlands Exemption #4 dated December 2, 2015 received for Verizon Wireless, Block 12001; Lot 6, Deer Path Road, with regard to improvements within an existing telecommunications wireless compound with no expansion of impervious cover.

NJ Department of Environmental Protection Correspondence

1. Notification dated November 20, 2015 received from Stewart Surveying and Engineering regarding an application being submitted to the NJDEP for a Treatment Works Approval for 53 Roaring Brook Way, Block 11106; Lot 7 with regard to the construction of a new single family house.

Miscellaneous Correspondence Received/Sent

1. Pequannock Post, December 2015 Issue.

2. Hudson Essex Passaic Soil Conservation certification of soil erosion and sediment control plan for the Revised Salt Storage Project at 30 Lycosky Drive, Block 6002; Lot 28.01, with a revised layout and increased limit of disturbance.

ADJOURNMENT