

TOWNSHIP OF WEST MILFORD
PLANNING BOARD
REGULAR AGENDA
December 18, 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

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 clarification of specific conditions of Resolution No. 2008-7.

CARRIED APPLICATIONS

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Preliminary & Final Site Plan #0720-0308AB

Bulk Variance #0730-0793

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Seeking preliminary & final site plan approval and variance relief for expansion of existing supermarket and improvements to Shopping Center.

Complete: June 9, 2008

Extension: January 30, 2009

MEMORIALIZATIONS

RESOLUTION NO. 2008-27

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

Granted: Time extension for filing Minor Subdivision deeds.

RESOLUTION NO. 2008-28

AWOSTING ASSOCIATION INC.

Minor Subdivision #0810-1984

Bulk Variance #0830-0807

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Granted: Minor Subdivision approval with conditions and Variance relief to subdivide one lot with an existing structure into two building lots.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

BOARD ATTORNEY'S REPORT

PLANNER'S REPORT

MISCELLANEOUS

Planning Board By-Law Amendments - Discussion

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., and Hakim Associates*, as submitted.

MINUTES

Approval of Closed Session minutes of the Planning Board meeting of October 23, 2008.

Approval of minutes of the November 6, 2008 and December 4, 2008 Planning Board Regular meeting.

COMMUNICATIONS

1. Letter from the NJ DEP Office of Engineering & Construction dated November 26, 2008 regarding an Inspection Report for Henion Pond Dam, Camp Vacamas, Macopin Road – dam found to be in need of repair. Request for submission of a 2004 Hazard Classification Study by December 31, 2008.
2. Letter from NJ DEP – Green Acres Program requesting information on Block 17302; Lot 9, off Hemlock Lane, owner Pinecliff Lake Community Club, for possible acquisition.
3. Notice from NJ DEP regarding West Milford Lake Dam, denying a request for a six-month extension, and advising the owner of a January 12, 2009 deadline for submission of a schedule for complete repair or permanent removal of the West Milford Lake Dam.
4. Letter to Michael Friedman, Camp Vacamas, regarding Henion Pond Dam, Macopin Road, advising of an inspection report finding the dam to be in poor condition with repairs and maintenance of the site necessary, in addition to requesting a 2004 Hazard Classification Study by December 31, 2008.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Letter dated December 3, 2008 from the NJ DEP Highlands Office to Richard Slifer, Block 10602; Lot 39 for 62 Schofield Road, noting that the matter of wood chip piles in the 300 ft riparian buffer is resolved - the piles were present prior to the Category 1 classification of Westbrook Creek. Also advising that further disturbance is prohibited.
2. Letter to the NJ DEP - Highlands Office from Tibor Lanticsics of Conklin Associates dated December 10, 2008 regarding the Awosting Minor Subdivision, 99 Long Pond Road, Block 4106; Lot 1 - submission of additional items for Highlands review, including a copy of a Resolution of approval and revised plans.

ADJOURNMENT