

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD
REGULAR AGENDA**

August 27, 2009

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.

DRAFT HIGHLANDS MASTER PLAN ELEMENT – Discussion.

SITE PLAN APPLICATION REVIEW WAIVERS – None.

APPLICATIONS

TIME EXTENSIONS– None.

PENDING APPLICATIONS– None.

NEW APPLICATIONS

MICHAEL J. HOEK
Minor Site Plan #PB-05-09-01
Bulk Variance
Block 7903; Lot 12
1468 Union Valley Road; VC

NEW BUSINESS

MEMORIALIZATIONS

RESOLUTION NO. 2009-14
PASSAIC VALLEY WATER COMMISSION
Minor Site Plan #PB-05-09-02
Block 13102; Lot 31.02
Pawnee Terrace & High Crest Drive; LR and R-4

Granted: Minor Site Plan Approval for the replacement of two High Crest Water Storage Tank, including demolition of two existing tanks and their replacement with two larger tanks, plus revised piping and valves.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

PLANNING BOARD PLANNER'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

PLANNING BOARD ENGINEER'S REPORT

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Subcommittee Reports

Master Plan Subcommittee
Ordinance Subcommittee
Building Design Subcommittee
Site Plan Committee

Review of Meeting Dates for 2010

MINUTES

Approval of minutes of the June 25, 2009 and August 6, 2009 Planning Board meeting.

COMMUNICATIONS

1. Copy of an application dated July 30, 2009 from MAP Engineering for a GP#25 – Septic Alteration, for 119 Apple Lane, Block 16504; Lot 9.
2. Copy of an application from the Township of West Milford with the NJ DEP dated July 29, 2009 regarding miscellaneous erosion remediation and park improvements.
3. Application to the NJ DEP dated July 29, 2009 from John Willekes for 30 Circle Drive, Block 16307; Lot 2 for repair of an existing malfunctioning septic system.
4. Copy of a letter to the NJ DEP Bureau of Underground Storage Tanks regarding SB Petroleum, 555 Warwick Tpk, addressing the deficiencies noted in the DEP's NOD letter of July 9, 2009.
5. Report from Passaic County Planning Dept. dated July 28, 2009 regarding Jack Jaust, Block 16005; Lot 12, 96 Oak Ridge Road, withholding approval of a site plan pending receipt of revised plans for drainage, TV inspection of abandoned pipe, permission from Newark Watershed to discharge stormwater across Newark's property, and agreement to maintain abandoned drainage system being used by applicant.
6. NJDEP Child Care Facility Approval letter dated July 20, 2009 received for Circle Time Castle, 65 La Rue Road, Newfoundland; Block 15101; Lot 3.
7. Notice of an application for a GP#25 for Roy and Karen Praschil, Block 905; Lot 6, 27 Florence Road, West Milford, regarding proposed installation of a sub-surface sanitary disposal system.
8. Notice of an application for a GP#25 for John Mileski, Block 16201; Lot 6, 12 Albertine Place, West Milford, regarding proposed replacement of a sub-surface sanitary disposal system.

9. Notice of an application for a GP#25 for William Thayer, Block 2609; Lot 1, 11 Glenwood Road, West Milford, regarding proposed installation of a sub-surface sanitary disposal system.
10. Notice from the Hudson-Essex-Passaic Soil Conservation of certification of soil erosion and sediment plan for Ken Carroll, 26 Commanche Lane, Block 401; Lots 19 & 21.
11. Notice of Approval of Extension Request until August 30, 2009 for SBP Petroleum, 555 Warwick Tpk, regarding submission of a carbon change out schedule.
12. Notice from the NJ DEP to Kanouse Enterprises, Kanouse & Brown Road, Newfoundland, dated July 31, 2009, regarding remediation of the site, following contamination from an underground storage tank, noting that the contamination is not initially identified as being a significant risk to humans or ecological receptors, permitting the remediation to continue, and outlining the procedures.
13. Notice from the Hudson-Essex-Passaic Soil Conservation of certification of soil erosion and sediment plan for Scott Leonescu, Warwick Tpk SFD, 694 Warwick Tpk, West Milford, Block 1816; Lot 1.
14. Notice of Draft Permit Actions regarding Scrap Metal Industrial Stormwater General Permit (SM2) and Vehicle Recycling Industrial Stormwater General Permit (RVR), advising that the DEP recognizes the significant difference between the two industries, with separate permitting standards set for each with the new permits.
15. Notice from the NJ DEP dated August 6, 2009 to Camp Vacamas, 256 Macopin Road, West Milford, regarding the Henion Pond Dam, NJ File # 22-18, advising that "prior to approval of plans and specifications for the rehabilitation of the dam incorporating the reduced SDF, the owners must provide written acknowledgement of this responsibility" to modify their dam to provide additional spillway capacity. Deadline for submission of Conceptual Alternative Analyses is December 1, 2009.
16. Letter from the NJ DEP dated August 6, 2009 to the Upper Greenwood Lake POA regarding the Upper Greenwood Lake Dam, referencing the 2009 Formal Dam Safety Inspection Report by Gerald Cross, P.E., advising that a review of that report and the DEP's records finds the dam to be in satisfactory condition with maintenance and minor repairs necessary, and advising that an updated Emergency Action Plan is required by 10/10/09.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Letter dated July 31, 2009 from Giordano, Halleran & Ciesla for Tennessee Gas Pipeline to NJ DEP regarding Highlands Exemption for the 300 Line Project – Eastern Alternative, specifically requesting that this alternative project be assigned a separate Program Interest Number and Activity Number than the original primary route for the 300 Line Project that is currently under review for exemption.
2. Notice from Dr. Greg Rubenstein regarding application for a Highlands Exemption for Block 4201; Lot 12, 49 Lake Park Terrace.
3. Copy of revised plans for a Highlands Determination and Northeast Water Quality Management Plan, dated August 5, 2009, received from Schwanewede/Hals Engineering for Shoebox Storage, LLC, 140 Oak Ridge Road, Block 16006; Lot 1.01.

ADJOURNMENT