

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
January 7, 2016
7:30 p.m.
(Following the Re-Org Meeting)
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, Christopher Garcia, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel.

Alternates: Steven Castronova, _____.

Board Attorney:

Board Engineer:

Board Planner:

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2016 - 06

BRAEMAR AT WEST MILFORD, LLC

(Greene Valley Estates) #0610-1910B

Final Major Subdivision - Satisfaction of Conditions Precedent

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Granted: Final Major Subdivision approval based on Satisfaction of the Conditions Precedent of the Conditional Final Major Subdivision Approval for Braemar at West Milford LLC, 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.

***RESOLUTION NO.**

***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 Master Plan Committee.

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 December 2015.

MINUTES

Approval of Minutes from the 2015 Regular Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. Notification from McKittrick Engineering, dated December 10, 2015, advising that an application for a Statewide General Permit is being submitted to the NJDEP regarding the installation of a new septic in a wetlands transition area at 74 Maple road, Block 10401; Lot 5.
2. No Further Action Letter, dated December 22, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at Block 15302; Lot 6, 16 Dongan Lane.
3. No Further Action Letter, dated December 22, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at Block 303; Lot 3, 4 Brook Road.
4. No Further Action Letter, dated December 16, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at 4 Finderne Court, Block 1203; Lot 2.
5. Freshwater Wetlands GP No. 10 and Water Quality Certification Modification and Extension, dated December 14, 2015, received from the NJDEP for replacement of the County Bridge #1400-323 – Cozy Lake Road.

Miscellaneous Correspondence Received/Sent

1. Hudson Essex Passaic Soil Conservation Certification of the soil erosion and sediment control plan for the Greenwood Lake Marina Boat Storage, Greenwood Lake Tpk, Hewitt, Block 3610; Lot 30, owner 538 Lakeside Road LLC.

ADJOURNMENT