

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

May 1, 2014

Regular Meeting

Chairman Geoffrey Syme opened the May 1, 2014 Regular Meeting of the West Milford Planning Board at **7:35 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance and Roll Call.

ROLL CALL

Present: Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, Chairman Geoffrey Syme.

Absent: Mayor Bettina Bieri, Steven Castronova, Douglas Ott, Glenn Wenzel, Michael Siesta, Councilman Lou Signorino, Board Attorney Thomas Germinario, Board Planner Charles McGroarty, Board Engineer Paul Ferriero.

Chairman Geoffrey Syme advised that Board professionals, Board Attorney Thomas Germinario, Board Planner Charles McGroarty, and Board Engineer Paul Ferriero were excused from attending this meeting. The Chairman advised that a quorum was present to hold this meeting.

PUBLIC PORTION

Chairman Syme opened the Public Portion of the meeting. With no one wishing to address the Board, the Public Portion was **closed** on a **motion** by Robert Nolan and a **second** by Andrew Gargano.

PRESENTATIONS - None.

APPLICATIONS

NEW APPLICATIONS – None.

EXTENSIONS OF TIME – None.

MEMORIALIZATIONS

RESOLUTION 2014-08

BRAEMAR AT WEST MILFORD, LLC

(Greene Valley Estates)

Final Subdivision #0610-1910B

Block 10001; Lots 14, 19, 20, 23

Wooley Road; R-3 and R-4 Zones

Granted: Time Extension to comply with Conditions Precedent for Final Major Subdivision Approval stipulated in Resolution No. 2012-16, memorialized on December 6, 2012.

Motion was made by Robert Nolan, with a **second** by Chairman Geoffrey Syme, to **approve** Resolution No. 2014-08 granting a Time Extension to comply with Conditions Precedent for the Final Major Subdivision Approval granted by Resolution No. 2012-16.

Eligible to Vote Roll Call:

Yes: Robert Nolan, Chairman Geoffrey Syme.

No: None.

Motion approved.

NEW OR ONGOING BUSINESS – The Board Secretary provided a brief update on the status of several past applications including Inserra at West Milford/Shop Rite, Sun Young Joo, and Jack Levkovitz, as well as advising of several anticipated applications. The upcoming meeting dates were reviewed, and the Board was advised that the Planner would be holding a Master Plan Committee meeting prior to the Planning Board meeting on May 22, 2014. He will also provide an update on the new COAH regulations.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None.

BOARD PLANNER’S REPORT – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Motion was made by Andrew Gargano with a **second** by Robert Nolan to **approve** the Planning Board invoices for the months of February and March 2014. The invoices were **unanimously approved** by those present.

MINUTES

Motion was made by Robert Nolan with a **second** by Christopher Garcia to **approve** the Minutes from the February 27, 2014 Regular Planning Board meeting. The minutes were **unanimously approved** by all who were present.

The following correspondence was reviewed and filed:

Highlands Water Protection And Planning Act Correspondence

1. Notice from the NJ Highlands Council, dated April 11, 2014, regarding training sessions for the Highlands Area Delegated Exemption Certification Program to be held on May 6 and 8, 2014.
2. Copy of a Highlands Applicability Determination (HAD) application, dated April 17, 2014, from the Township of West Milford, Block 6002; Lots 18.01, 18.02, 28.03, Airport Road, regarding the proposed Recycling Facility Access Driveway.
3. Highlands Act-Exemption #4, Water Quality Management Plan-Consistent notification received, dated March 25, 2014, regarding the proposed Awosting Clubhouse, Block 4105; Lot 1, Long Pond Road.

NJ Department of Environmental Protection Correspondence

1. No Further Action letter, dated April 16, 2014, received from the NJDEP regarding 48 Warwick Tpk, Block 6802; Lot 1, for the removal of a 550 gallon #2 Heating Oil UGST.
2. Copy of an application to the NJDEP from LAN Associates, dated April 16, 2014, for Shiloh Bible Camp, Block 6002; Lot 47, 753 Burnt Meadow Road, regarding a Letter of Interpretation Extension for a possible future building or expansion of an existing camp facility.
3. No Further Action letter, dated April 1, 2014, received from the NJDEP regarding 1329 Macopin Rd. for the removal of a 550 gallon #2 Heating Oil UGST at Block 9401; Lot 9.
4. Copy of an application, dated March 26, 2014, received from Civil Dynamics on behalf of Vacamas Programs for Youth regarding a Statewide General Permit #18 for the Rehabilitation of the Henion Pond Dam (NJDEP File # 22-18).
5. Letter from the NJDEP, dated March 27, 2014, regarding the West Milford M.U.A. – Well Station Generator Replacements, advising that a HAD - Highlands Applicability Determination is required to determine whether this matter falls under the jurisdiction of the Highlands Act.
6. Notice from the NJDEP, dated March 7, 2014, regarding the West Milford M.U.A. – Bald Eagle Village Public Water System, advising that an update of their Public Water System Deficit /Surplus Table resulted in a deficit of one of its daily, monthly or yearly limits, and no new application for water main extensions or connection permits with associated water demand will be issued. Additionally, until the water deficit is corrected, no new development projects with a water demand are allowed, and only water main repairs and replacements may proceed.
7. Notice dated March 31, 2014, received from McKittrick Engineering Assoc., advising that Vincent Lanza is applying to the NJDEP for a Treatment Works Approval for properties at Block 12110; Lots 3.01 and Lot 5.03 on Inwood Road to construct septic systems that are not in conformance with NJAC 7:9A et seq.

Miscellaneous Correspondence Received/Sent

1. Notice from ANJEC regarding Capital Day on May 30, 2014, from 9:30 to 12:30 at the State House Annex, Trenton, NJ.
2. Notice from the NJDEP regarding the award of \$755,000. in recreational trail grants to various municipalities and organizations in NJ for trail related projects.
3. HEPSCD-Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated March 11, 2014, received for the Pequannock Residuals Treatment Facility, 2224 Route 23 North, Block 14102; Lot 1.
4. HEPSCD-Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated March 26, 2014, received for Vitale Westbrook S.F.D., 1060 Westbrook Road, Block 5010; Lot 1.
5. HEPSCD-Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated March 6, 2014, received for Lanza Flanders 2-S.F.D., 27 Flanders Road, Block 2708; Lot 1 and Lot 3.

ADJOURNMENT

With no further business to come before the Planning Board, Chairman Syme **adjourned** the Regular Meeting of May 1, 2014 at **8:00 p.m.** on a **motion** made by Andrew Gargano with a **second** by Robert Nolan.

Approved: June 5, 2014

Respectfully submitted by,

Tonya E. Cubby, Secretary