

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**December 4, 2014**

**Regular Meeting**

Chairman Geoffrey Syme opened the December 4, 2014 Regular Meeting of the West Milford Planning Board at **7:31 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance and Roll Call.

**ROLL CALL**

**Present:** Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, Glenn Wenzel, Councilman Luciano Signorino, Chairman Geoffrey Syme, Alternates Michael Siesta and Steven Castronova, Board Attorney Thomas Germinario, Board Engineer John Hansen, Board Planner Charles McGroarty.

**Absent:** Douglas Ott.

Chairman Syme requested Michael Siesta to sit in for Douglas Ott, and advised that a quorum was present to hold this meeting.

**PUBLIC PORTION**

Chairman Syme opened the Public Portion of the meeting. With no one present wishing to address the Board, the Public Portion was **closed** on a **motion** by Michael Siesta and a **second** by Christopher Garcia.

**EXTENSIONS OF TIME**

**INSERRA/WEST MILFORD, LLC (SHOPRITE)**

**Amended Preliminary & Final Site Plan #PB-08-12-06**

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

**Seeking:** One Year Extension of Final Site Plan Approval, or until October 25, 2015, for the renovation and expansion of the existing Shop Rite Supermarket and shopping center.

John Wyciskala, Attorney for the Applicant, addressed the Board regarding the one-year extension request for Amended Preliminary and Final Site Plan approval, advising that the Applicant would be submitting another amended site plan application for Planning Board approval in the very near future. He stated that they had been diligently working on getting the developers agreement completed based on their last Planning Board approval, and had anticipated beginning the project by this time, but a recent change in one of the tenants requires an amendment to the approved site plan. Mr. Wyciskala noted that the original site plan proposal approved in 2009 was for the theater building to be renovated, but the Applicant couldn't secure a business to lease the site, so the Applicant returned to the Board in 2012 for an amended preliminary and final site plan. At the same time, the Applicant was trying to accommodate the adjacent McDonalds, and one of the businesses they were negotiating with decided against the location due to some restrictions on the use of the parking lot for outdoor storage and sale of equipment. Mr. Wyciskala stated that the Applicant currently has a lease agreement with TJ Maxx, and they propose to renovate the existing theater building with some façade changes. He noted the he had received the amended site plan application in his office and will be filing it before the end of this year. The Applicant has advised him that they received a firm commitment from the tenant and that they hope to begin the site plan project in the Spring 2015. Mr. Wyciskala noted that under the permit extension act, a developer would be protected until July 2015, but as a precaution, the Applicant opted to return to the Board to request a one-year extension of their prior site plan approval. Board Member Robert Nolan inquired whether the new amended site plan would restart the clock for the Applicant, and Mr. Wyciskala replied that it would, adding that site plans do not expire, but applicants are protected from any zone changes, etc. when they receive extensions on their site plan approvals. Councilman Signorino commented that he was anxious for the project to commence. Mayor Bettina Bieri inquired whether the parking for TJ Maxx would be addressed in the new amended site plan, and Mr. Wyciskala responded that it would be. Board Member Christopher Garcia inquired if the obstacles they encountered with the McDonald's site had been addressed, and Mr. Wyciskala replied that he believed they had all been addressed, adding that he was the attorney for both property owners and has attempted to work out the details to the satisfaction of the two clients. He explained to the Board that there is a deed restriction on extending the existing Shop Rite building within a 300-foot buffer, and the first site plan had proposed to extend the building 5 to 10 feet into the buffer area, necessitating a change to the site plan. Another potential tenant, Tractor Supply, was requiring storage of equipment on the parking lot in a fenced off area, which would have encroached on the McDonald's parking lot. Mr. Wyciskala stated that the new amended plan and current tenant should resolve any issues they may have had with the adjacent McDonalds, and the Applicant plans to come back before the Board in January or February to amend the amended site

plan approval. He added that the Developers Agreement has been completed, although it has not been executed, but Inserra/West Milford is preparing to move on this project in the Spring 2015. Mr. Nolan inquired why they are requesting an extension for another year (until October 25, 2015) if they are protected by the permit extension act and plan to file an amended site plan very shortly. Mr. Wyciskala replied that the new site plan would be filed soon, but since the site plan approval was granted two years prior to this, they wanted to insure that they were protected. Board Attorney Thomas Germinario advised the Board that a time extension resolution had been prepared and if the Board votes to grant the extension, they should also vote on Resolution No. 2014-12.

**RESOLUTION NO. 2014 - 12  
INSERRA/WEST MILFORD, LLC (SHOPRITE)**

**Time Extension**

**Amended Preliminary & Final Site Plan #PB-08-12-06**

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

**Granted:** One Year Extension of Final Site Plan Approval, or until October 25, 2015, for the renovation and expansion of the existing Shop Rite Supermarket and Shopping Center.

Following testimony regarding a request for the above referenced time extension, a **motion** was made by Councilman Lou Signorino with a **second** by Andrew Gargano to **approve** the one-year extension for Final Site Plan Approval for Inserra/West Milford (Shop Rite) and concurrently approve Resolution No. 2014-12 memorializing the Board's decision.

**Eligible to Vote Roll Call:**

**Yes:** Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Councilman Lou Signorino, Glenn Wenzel, Michael Siesta, Chairman Geoffrey Syme.

**No:** Robert Nolan.

**Motion approved.**

**TWINS REALTY GROUP LLC**

**Preliminary and Final Site Plan #PB-03-12-02**

Block 6002; Lot 39.01, Block 3906; Lots 9 & 10

937 & 943 Burnt Meadow Road; LMI Zone

**Seeking:** One Year Extension of Final Site Plan Approval, or until September 27, 2015, for a proposed 5-phase project including the removal of an existing commercial structure, construction of new commercial buildings, and installation of parking areas for an existing pre-cast concrete manufacturing facility.

The Applicant, Twins Realty Group LLC, was represented by his attorney Robert Moshman, who addressed the Board regarding the Applicant's request for a one-year time extension of site plan approval. Mr. Moshman advised the Board that the Applicant was completing the plans and drawings for his site plan project at this time, and was preparing to begin the project in the Spring 2015. Board Attorney Thomas Germinario noted that this was the first extension for the Applicant, and although they are protected by the permit extension act until June 2015, they would be subject to zoning changes if they did not seek this extension and the project did not commence as planned. Mr. Moshman stated that the delay in the commencement of the project was caused by some minor changes to certain buildings that require revisions to the architectural drawings, but the overall site plan has not changed. Board Attorney Thomas Germinario advised the Board that a time extension resolution had also been prepared for this Applicant, and if the Board votes to grant the extension, they should also vote on Resolution No. 2014-13.

**RESOLUTION NO. 2014 - 13**

**TWINS REALTY GROUP LLC**

**Time Extension**

**Preliminary and Final Site Plan #PB-03-12-02**

Block 6002; Lot 39.01, Block 3906; Lots 9 & 10

937 & 943 Burnt Meadow Road; LMI Zone

**Granted:** One Year Extension of Final Site Plan Approval, or until September 27, 2015, for a proposed 5-phase project including the removal of an existing commercial structure, construction of new commercial buildings, and installation of parking areas for an existing pre-cast concrete manufacturing facility.

Following testimony regarding a request for the above referenced time extension, a **motion** was made by Glenn Wenzel with a **second** by Michael Siesta to **approve** the one-year extension for final site plan approval for Twins Realty Group LLC and Resolution No. 2014-13 which memorializes the Board's decision.

**Eligible to Vote Roll Call:**

**Yes:** Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Andrew Gargano, Robert Nolan, Councilman Lou Signorino, Glenn Wenzel, Michael Siesta, Chairman Geoffrey Syme.

**No:** None.

**Motion approved.**

## **NEW APPLICATIONS**

### **JACK LEVKOVITZ**

#### **(Village On Ridge-Section II)**

#### **Amended Final Subdivision Application #0510-1744D**

Block 5201; Lots 16, 19 & 20; Block 5303; Lot 1; R-3

Ridge Road; R-3 Zone

**Seeking:** Amended Final Major Subdivision approval with modification of certain conditions of prior final subdivision approvals to service the existing configured lots comprising Phase II of the project with individually constructed domestic wells, as opposed to a public water system, subject to the Applicant satisfying the requirements outlined in §470-15.1 “Water Supply and Water Quality Requirements.”

Chairman Syme announced the amended final subdivision application for Jack Levkovitz (Village on Ridge II) and Board members Andrew Gargano and Robert Nolan recused themselves from this matter. Steven Castronova was requested to sit on the Board for Mr. Nolan.

Robert Simon, Esq., attorney for the Applicant, Jack Levkovitz, addressed the Board, advising that testimony would be presented at this hearing regarding a request for an amendment of final major subdivision approval for the filed final subdivision plat that includes [Block 5202; Lots 1, 2, 3, 6; Block 5203; Lots 1-14; Block 5204; Lots 19-30; Block 5205; Lots 2-15.] Mr. Simon noted that the Applicant was seeking an amendment to include servicing the existing lots with domestic wells for each lot, based on Chapter 500, Article III, Section 13 (Zoning – Residential Districts):

“Where zoning standards for sewer and water facilities are utilized, those facilities must be provided by the applicant. The systems shall be designed in accordance with the West Milford Township Municipal Utilities Authority (MUA) and the New Jersey Department of Environmental Protection requirements, including the Township’s Wastewater Management Plan, and located in a designated service area. Such facilities shall be dedicated to the MUA for ownership and operation within an agreed-upon period of time. If public sewer facilities are provided, but it is determined by the Planning Board that it is impractical to provide public water facilities, the applicant may nonetheless utilize the reduced area and yard requirements of § 500-12B, provided that the applicant complies with the requirements of § 470-15.1, Water Supply and Water Quality Requirements, with respect to individual wells to serve the subdivision lots.”

Mr. Simon stated that the number of lots in the subdivision would be reduced from 50 to 49, and perhaps further, based on the water supply results. With regard to the 10 existing homes from Phase I that had included an agreement by the Applicant to provide water through the public water system, the Applicant was proposing, with homeowner consent, to provide pressure pumps for their existing M.U.A. water systems, and to disconnect 2 of the individual sanitary sewer “pump” systems and reconnect them to provide a “gravity” flow to the sanitary sewer system. Mr. Simon also advised that the conditions of prior subdivision approval require modifications so that the conditions stipulate a change in the water supply for each lot from Passaic Valley Water Commission to individual wells.

Kevin Boswell, P.E., was sworn in and qualified by Thomas Germinario, Board Attorney, as expert for the Applicant. Mr. Boswell stated that the final major subdivision plat had been filed on July 1, 2013 and presented Exhibit A-1 of Subdivision Map #3598. Mr. Boswell reviewed details about the subdivision, advising that the subdivision consisted of 64 lots, originally approved with water and sewer from the W.M.M.U.A., and the infrastructure is in place. He testified that when the NJDEP processed the W.M.M.U.A. application for a water allocation permit, it was determined that the W.M.M.U.A. failed to submit the required information for the approved subdivision. Negotiations between the Applicant and the DEP were ongoing, and information was submitted, but they were advised that the processing of the application would take approximately 2 to 5 years. Mr. Boswell advised that the Applicant subsequently received approval from the W.M.M.U.A., the Planning Board, and the Township Council to operate a private water system. Mr. Boswell displayed Exhibit A-2 Water Main Diagram, dated May 8, 2003 to December 4, 2006. He noted that the water mains, storm drains, curbing, easements, with the exception of the water tank, are all completed, and the roads can be driven on today since they have been paved with a base course.

Continuing, Mr. Boswell testified that the Applicant applied to the NJ Bureau of Water System - Engineering Division, and were advised that the Bureau was not in favor of a private community water system that was not regulated by the Board of Public Utilities. Approval was received from both United Water and Passaic Valley Water Commission to connect to their water system for the existing 10 homes and the remaining 50 lots in the approved subdivision. Upon review, Mr. Boswell noted that United Water was not practical for the Applicant since it existed in a different radiant. In April 2013 the Applicant applied to the NJDEP for approval to connect to the Passaic Valley Water Commission system. Mr. Simon interjected that the Applicant also entered into a Developer’s Agreement with the Township at this time. Mr. Boswell continued, stating that a request was made to the NJ Highlands Land Use Division for a letter to approve the connection to the Passaic Valley Water Commission system. The Applicant was advised that a complete application to the NJDEP was required, in addition to a Health and Safety Exemption. In March 2014, the NJDEP responded with an objection to the transmission line to the Passaic Valley Water Commission system, and requested that the Applicant essentially reconfigure the Old

Milford Estates M.U.A. system, in addition to other requirements, prior to consideration of approval. Mr. Boswell noted that most of the requests could not be accomplished by the Applicant in the time allotted. Exhibit A-3 was entered into testimony, consisting of a 4-page letter with numerous items outlined that were required by the Applicant prior to receiving approval from the NJDEP. Mr. Boswell reviewed each item with the Board, and noted that it would take years to satisfy all the requirements. After reviewing all the options for a viable water supply for the subdivision, Mr. Boswell reported that the Applicant could reduce the number of developable lots from 50 to 49, and service these with individual wells. He further advised that there is adequate water in this section of the Township, and the aquifer testing that will be required by ordinance will confirm this.

Mr. Boswell reviewed Chapter 470-15.1 of the Land Development Ordinance of the Township, noting that it was a very strict, conservative legislation with regard to water supply for proposed development. He advised that the Applicant was proposing to undertake the process to determine adequate water for each lot. The Applicant proposed to eliminate one lot (Lot 2), since it was an undersized lot, and eliminate the lot line and merge it with Lot 1. The Applicant also proposes to merge Lot 15 with Lot 14, since Lot 15 was originally slated to be the well and water tank site. Mr. Boswell advised that the Applicant was proposing central sewer and individual well for the subdivision. With regard to adequate water, if it is determined that sufficient water was not available on a particular lot, then lots would be merged to create a larger lot with the same utilities.

Referring to the original agreement with the existing 10 homes in the subdivision from Phase I, Mr. Boswell advised that the Applicant would abide by the agreement to supply them with better water pressure, and will provide them with the same pressure system that is being installed in the proposed new homes. He explained that it was a violation of NJDEP regulations for the existing 10 homes to disconnect from a public water system (M.U.A.) to hook up to a private well, so this would not be an option for them. Mr. Simon stated that the Applicant would agree to bond for the pump systems, and suggested that prior to the 6<sup>th</sup> C.O. being issued, that the two homes on the sanitary ejector pumps will be disconnected and the homes will be connected to the pressure booster system. Mr. Boswell maintained that the Applicant had exhausted every effort to have a public or private central water system, especially since the water mains were already installed by the Applicant.

With respect to the required affordable housing units, Mr. Simon noted that 8 units would be required for 49 lots, but if the lot number is reduced based on water availability, then the affordable housing units would be reduced accordingly. Mr. Simon emphasized to the Board that the Applicant is being consistent with prior commitments. Several residents from Phase I were in attendance, and Mr. Boswell provided an explanation of the need for booster pumps with the pressure fluctuation from the M.U.A. water system. The details for notification and opting in or out of the proposals were discussed. A resident from 26 Heritage Drive was present, and made several inquiries regarding the proposed booster system, to which Mr. Boswell responded with detailed information. The procedures for obtaining residents' approval for water pressure systems for each of the homes in Section I was discussed, and notification terms were outlined. An inquiry was made by Board Engineer John Hansen regarding fire protection components, and Mr. Boswell responded that hoses would have to be connected to the water mains in Section I, followed by discussion, and the Applicant was advised to reach out to the Fire Marshall. Several Board members requested clarification of the new conditions that the Applicant had agreed to, and those that were being modified.

Mr. Simon subsequently outlined for the Board the conditions that the Applicant was requesting to amend, including the following, that are required to be satisfied prior to issuance of building permits, and those that would be included in the Resolution memorializing Board approval:

1. The conditions of the 2005 Resolution, as amended by the 2010, 2011 and 2012 Resolutions, are to be amended as follows:
  - A. Condition 3C is amended to provide that the posting of all performance bonds shall be pursuant to an Amended Developer's Agreement to be entered into between the Developer and the Township.
  - B. Condition 3E is amended to eliminate the need to have satisfied the following conditions:
    - a "will serve" letter from PVWC;
    - a NJDEP Bureau of Safe Drinking Water Permit for the transmission line and water storage tank;
    - a performance bond, in an amount to be determined by the Township Engineer, for the restoration of Township roads along the route of the transmission line and for reimbursement of the Township's expenses relating to temporary road closures during construction of the transmission line.
  - C. Condition 3E is amended to state, as a condition subsequent to the signing of the final plat and release of same for filing, that the Developer shall comply with the requirements of

Township Ordinance Section 470-15.1 entitled “Water Supply and Water Quality Requirements,” as determined by the Board’s hydrogeological consultant, sufficient to demonstrate adequacy of water supply prior to the issuance of a building permit for each building lot in Section II of the development.

D. Condition 11 is amended to read as follows:

“(11) For each subdivision lot identified on the July 1, 2013 filed subdivision plat and as currently designated as Block 5202, Lots 1, 2, 3 and 6; Block 5203, Lots 1-14; Block 5203, Lots 19-30; Block 5204, Lots 2-15; and Block 5205, Lots 1-9 on the official tax maps of the Township of West Milford, no building permits shall be issued, and no subdivision lot shall be sold, until Applicant has demonstrated to the satisfaction of the Township Engineer that it has secured all governmental permits and approvals required for the operation of a private well on the lot, including compliance with Ordinance Section 470-15.1.”

E. Condition 12 is amended to read as follows:

“(12) The Applicant’s obligations with respect to water supply for the 10 existing homes in Section I of the development shall consist of the Applicant installing, subject to the approval of each individual property owner, an individual pressure tank system which will be identical to the individual pressure tank systems to be installed in the new homes in Section II. The Applicant further agrees to disconnect two Section I homes from their individual sanitary sewer “pump” systems and reconnect them so as to provide a “gravity” flow to the sanitary sewer system, pursuant to the prior agreements made between the Township and the Applicant.”

F. The developer will not enter into individual contracts to sell, nor will seek to obtain building permits on any of the subject lots until all conditions of the aforementioned resolutions are fully satisfied.

2. The well testing protocol shall be reviewed and approved by the Township Hydrogeologist.
3. All lots previously designated as water supply lots shall be merged into adjoining lots.
4. The total number of building lots in Section II shall not exceed 49.
5. As well testing is completed and approved, deeds shall be filed to merge lots as necessary to ensure the total number of lots does not exceed that for which sufficient water supply has been demonstrated to exist. In order to comply with this requirement, the Applicant must submit the well testing results, as approved by the Township Hydrogeologist, along with a plan showing the revised lots and proposed deeds for approval by the Township Engineer. The deeds for the modified lots must be filed prior to the issuance of building permits on the modified lots.
6. The Applicant shall enter into an Amended Developer’s Agreement with the Township to address the modified water supply system, the required Section I improvements, and the Applicant’s affordable housing obligation, including without limitation any adjustment to the affordable housing obligation in connection with reduction of lot yield resulting from compliance with water supply requirements under Ordinance Section 470-15.1.
7. For the 10 existing Section I homes, the Applicant agrees to install, subject to the approval of each individual property owner, an individual pressure tank system which will be identical to the individual systems to be installed in the new homes in Section II. The Applicant further agrees to disconnect two Section I homes from their individual sanitary sewer “pump” systems and reconnect them so to provide a “gravity” flow to the sanitary sewer system, pursuant to the prior agreements made between the Township and the Applicant. Within 30 days of the issuance of the first Certificate of Occupancy for Section II, the Applicant shall convene a meeting with the Section I homeowners to explain the individual pressure tank system. Within ten days of said meeting, the Applicant will serve, by certified mail to each Section I homeowner, a notice requesting that they respond, within 60 days of receiving such notice, giving their consent to the installation of the pressure tank system and a granting right-of-entry to their property for the Applicant and/or its agents to install same. Within 30 days of receiving the rights-of-entry, the Section I improvements described herein shall be completed.
8. The Applicant shall formulate, in consultation with the Township Fire Official, a plan and procedure for fire suppression in Section II of the development.
9. Drilling of test wells pursuant to Ordinance Section 470-15.1 shall be conducted within lot setback lines.

10. Prior to obtaining a building permit for each lot, the Applicant will submit a lot development plan for approval by the Township Engineer.

11. Except as expressly modified herein, all conditions of prior Board resolutions shall remain in effect.

Following testimony, a **motion** was made by Councilman Lou Signorino, with a **second** by Glenn Wenzel, to **approve** the Amended Final Major Subdivision approval with modifications of certain conditions of prior final subdivision approvals to service the existing configured lots comprising Phase II of the project with individually constructed domestic wells, as opposed to a public water system, subject to the Applicant satisfying the requirements outlined in §470-15.1 "Water Supply and Water Quality Requirements" with conditions noted during the hearing, and those contained in the report from the Board Engineer.

**Eligible to Vote Roll Call:**

**Yes:** Mayor Bettina Bieri, Christopher Garcia, Councilman Lou Signorino, Glenn Wenzel, Michael Siesta, Steven Castronova, Chairman Geoffrey Syme.

**No:** Linda Connolly.

**Motion approved.**

**PRESENTATIONS**

**Public Hearing - Master Plan Land Use Plan Element**

Chuck McGroarty, Board Planner, provided a report to the Board regarding the Draft Land Use Plan Element, noting that the last comprehensive Master Plan was completed in 1987. He advised that the new Land Use Plan Element would result in a new zoning map with new zoning that will emerge, which the Township Council would be responsible to adopt. He advised that land use plans typically go through many elements, but since the Highlands Master Plan had been adopted, containing most of the elements, there was no need for the Township to replicate all the Highlands Master Plan information. All the required elements would be part of the total package when approved. With regard to changes with the new LUPE, Mr. McGroarty reported that one new zone would be created with the adoption of this plan – the Public/Conservation Zone – which includes lands owned by the State, County, Township, and several non-profit ownership lands included on the ROSI. He exhibited a map with the new zone district, indicating land that is low density, and emphasized that the idea was not to deny any new development. A question was raised regarding the former New City historic site, and Mr. McGroarty advised that the land was owned by Newark Watershed and could not be developed, nor the prior structures re-built, adding that this was an area that could be re-zoned, if the Township desired.

Mr. McGroarty referred to the larger commercial zones, on page 21-22 of the Draft MP LUPE, properties that are only marginally developed and, those which have severe environmental constraints, suggesting that these should be downgraded to less intense development zoning. The properties he specifically referred to were in the vicinity of Warwick Tpk. and White Road, Marshall Hill Road and Greenwood Lake Tpk., and Apple Tree Road and Oak Ridge Road. He advised that the properties would still be commercial, but development would be on a different scale. With regard to the zone near Henry Road in Upper Greenwood Lake, Mr. McGroarty noted that in prior annual reports the Zoning Board of Adjustment had requested that zoning be changed to R-2 to make the zoning more consistent with the residences and lots that existed. With regard to Lakeside Residential, the lot sizes are not proposed to change from 20,000 to 10,000, although the front yard setbacks could be changed, but the report suggests more study on this. With regard to bulk standards, Mr. McGroarty reported that a number of changes can occur in the next year, and if the Draft Land Use Plan is adopted, the Township can move forward with the zoning and the zone map changes.

Following his review of the Draft Land Use Plan Element, the meeting was opened for public comment. With no one present wishing to provide comment on this matter, a **motion** was made by Mayor Bieri, with a **second** by Michael Siesta, to **close** the public portion of this hearing.

Mayor Bieri advised the Board that Chuck McGroarty was requested to provide a summary on this Draft Land Use Plan for the Township Council, so they have requested that the Planning Board not adopt the Land Use Plan Element at this time, or until they have been given an opportunity to provide input on this document. The Council is aware that the Planning Board has jurisdiction in this matter, but Board Attorney, Tom Germinario, advised that the public hearing on this matter could be held at this meeting, and the adoption of the document should be delayed until after Mr. McGroarty provides an overview to the Township Council at their next meeting in December. It was noted that the Board would not have to re-notice, and there was no deadline on adoption of the document. Chairman Syme advised, with consensus from the Board, that this matter would be tabled until January 2015, with no further notice required.

## **MEMORIALIZATIONS**

### **RESOLUTION NO. 2014 – 11**

### **RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST MILFORD MASTER PLAN**

*The adoption of this resolution was tabled until the Township Council has had sufficient time to review the document with the Board Planner and he has addressed their inquiries and/or concerns at their next regular meeting.*

**NEW OR ONGOING BUSINESS** – None.

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES REFERRED FROM COUNCIL** – None.

**BOARD PLANNER'S REPORT** – See above under Presentations.

**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 invoices submitted by the Planning Board professionals for services performed during the months of October and November 2014. The Planning Board **unanimously approved** the invoices for payment.

## **MINUTES**

The Minutes from the November 6, 2014 Planning Board meeting were **approved** by all who were present at that meeting on a **motion** by Michael Siesta and a **second** by Christopher Garcia, with abstentions from Linda Connolly, Andrew Gargano, and Robert Nolan.

## **CORRESPONDENCE RECEIVED**

*The following documents were reviewed by the Planning Board and filed:*

### **Highlands Water Protection And Planning Act Correspondence**

1. Copy of a Highlands Preservation Area Approval with Health and Safety Waiver Pre-Cancellation Letter, dated October 29, 2014, for Passaic Valley Water Commission, regarding the Water Main Project for the Village on Ridge project.

### **NJ Department of Environmental Protection Correspondence**

1. Notification from LAN Associates, received November 17, 2014, via CD, including NJDEP PA/SI Form, Case Inventory Document with Site Map, Preliminary Assessment Report.

2. Freshwater Wetlands General Permit #8 with conditions, dated November 14, 2014, received from the NJDEP regarding a proposed 494 sq ft garage addition for Steven Barkley at 280 Weaver Road, Block 12402; Lot 5.

### **Miscellaneous Correspondence Received/Sent**

1. Notification from the County of Passaic, dated November 5, 2014, advising that an executed copy of the deed for road widening must be received for the proposed West Milford Library. The Deed, Title Policy and Affidavit of Consideration must be submitted for review and filing before the site plan will be considered for unconditional approval. Following receipt of unconditional approval, a right of way access permit application must be submitted, as well as bonds posted for work that will be in the County right of way.

## **ADJOURNMENT**

With no further business to come before the Planning Board, Chairman Syme **adjourned** the Regular meeting of December 4, 2014 at 10:06 p.m. on a **motion** made by Michael Siesta with a **second** by Andrew Gargano.

Approved: May 28, 2015

Respectfully submitted by,

Tonya E. Cubby, Secretary