

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 4, 2014
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. 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, Robert Nolan, Douglas Ott, Councilman Luciano Signorino, Glenn Wenzel, Chairman Geoffrey Syme.
Alternates: Michael Siesta, Steven Castronova.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS

PUBLIC HEARING - MASTER PLAN LAND USE PLAN ELEMENT

APPLICATIONS

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.

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.

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.”

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**

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Approval Of Invoices – Board Professionals

Approval of invoices submitted by the Planning Board professionals for services performed during the months of October and November 2014.

MINUTES

Approval of Minutes from the November 6, 2014 Regular Planning Board meeting.

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

PB/Agendas/2014/12-04-14