

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 15, 2016
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 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, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova Alt 1, Michael Siesta Alt 2.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Amended Preliminary & Final Site Plan #PB-08-12-06-4

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Seeking: Amended Preliminary & Final Site Plan approval to expand the existing Shop Rite supermarket and to improve the overall shopping center including improvements to building facades and parking lot areas. The purpose of this amended application is to modify the Shop Rite building expansion as well as the front and rear building additions.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS -

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT –

BOARD ENGINEER'S REPORT –

MISCELLANEOUS

Invoices - Approval of Planning Board professionals' invoices for the months of October and November 2016.

MINUTES

Approval of **Minutes** from the Regular Planning Board meetings.

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Treatment Works Approval Notification received from Houser Engineering, dated October 28, 2016, regarding Brown's Point Lake Services LLC, 1975 Greenwood Lake Tpk., Block 3610; Lot 26 for the construction of an on-site Wastewater Treatment and Disposal System alteration at the site.

2. NJDEP FWGP 18 Dam Repairs & Water Quality Certificate, Permit #1615-16-0013.1 FWW160001 dated November 14, 2016 received for Kerry Greene, 267 Wooley Road, Block 9901; Lot 27.01, regarding the permanent disturbance of 426 s.f. of freshwater wetlands, 1,831 s.f. of transition area, the temporary disturbance of 937 s.f. of freshwater wetlands, the temporary disturbance of 13,513 s.f. of transition area and the temporary disturbance of 183 s.f. of State open water for the decommissioning of an existing dam under General Permit #18. A breach control structure is being installed to meet the NJ Dam Safety Standards.

3. Response Action Outcome received from Synergy Environmental Inc, dated November 3, 2016, regarding Lakeside Amoco, 2 Lakeside Drive, Block 3509; Lot 16, Preferred ID #12599, advising that the remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites N.J.A.C. 7:26C.

4. NJDEP Division of Water Supply & Geoscience Permit No. WCP160001, dated November 18, 2016, issued for Reflection Lakes Garden Apartments for modifications to the existing water treatment plant comprising replacement of existing three calcite filters by a soda ash chemical feed system for PH adjustment and installation of 30 L.F. of 8 inch PVC chlorine contact piping manifold to provide the required chlorine contact time at Point of Entry, as well as the distribution of water for potable purposes from said works at 117 Union Valley Road, Block 7702; Lot 9. This permit is valid for 5 years with the new chemical feed system installed and operational no later than November 23, 2017.

5. No Further Action correspondence received from the NJDEP, dated November 21, 2016, regarding removal of a 550 gal #2 HO UST for 11 Forest Drive, Block 4201; Lot 1.

6. Suspected Hazardous Substance Discharge Notification received from the NJDEP, dated November 22, 2016, NJDEP Case #16-11-21-1048-54 for 58 Shadyside Road, Block 806; Lot 12 regarding the removal of a 550 gal #2 HO UST, with clean up pending.

Miscellaneous Correspondence Received/Sent

1. HEPSCD certification of soil erosion and sediment control plan, dated October 6, 2016, received for Grace Fellowship Church – Maintenance Garage for property at 37 Stephens Road, Block 9801; Lot 1.

2. HEPSCD certification of soil erosion and sediment control plan, dated October 4, 2016, received for Twins Realty Group - Northeast Concrete – Revised per Planning Board Resolution Compliance, for property at 937 Burnt Meadow Road, Block 6002; Lot 39.01, and Block 3906; Lots 9 & 10.
3. HEPSCD certification of soil erosion and sediment control plan, dated October 7, 2016, received for Battle Creek Paintball Site Restoration for property at 625 Macopin Road, Block 13501; Lots 2 & 3.
4. HEPSCD - Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated November 3, 2016, regarding Westbrook Park Pool Removal and Improvement at Westbrook Road, Block 11101; Lot 1, with 0.32 acres to be disturbed on a 169 acre site.
5. HEPSCD Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated November 28, 2016, regarding Krempaski Sugar Maple Improvements at 59 Sugar Maple Avenue, Block 15301; Lot 1, for a SFD addition with .20 acres to be disturbed on a 1.012 acre site.
6. Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated November 28, 2016, regarding Silvestri Oak Ridge Garage at 370 Oak Ridge Road, Block 16307; Lot 22, for the construction of a detached garage on a site with a SFD and garage, with a disturbance of 6000 sf on property that totals less than 1 acre.
7. Request for reduction of a performance bond received on November 14, 2016 from Board Engineer Paul Ferriero for John Aiello, Major Soil Removal/Fill Permit #PB-02-13-01, 828 East Shore Road, Block 4402; Lot 1, due to the substantial completion of the project.
8. Sustainable Jersey Grants sponsored by PSEG; webinar December 15, 2016 at 1:00pm, applications due February 28, 2017.

ADJOURNMENT