

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

January 5, 2017

Regular Meeting

Following the Reorganization Meeting, Chairman Christopher Garcia opened the January 5, 2017 Regular Meeting of the West Milford Planning Board at **7:52 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Warren Gross, Douglas Ott, Michael Siesta, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.

Absent: Andrew Gargano, Councilman Lou Signorino, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer Paul Ferriero.

Chairman Garcia requested Steven Castronova to sit in for Councilman Lou Signorino and Michael Siesta to sit in for Andrew Gargano. He further advised that a quorum was present to hold this regular meeting. The Board professionals were excused from attending this meeting.

PUBLIC PORTION

Chairman Garcia opened the meeting for public comment. With no one present wishing to address the Board, the public portion of the meeting was **closed** on a **motion** by Mayor Bettina Bieri with a **second** by Steven Castronova.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2017 – 06

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

Granted: 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 was to modify the Shop Rite building expansion as well as the front and rear building additions.

Motion by Mayor Bettina Bieri, with a **second** by Glenn Wenzel to **approve** Resolution No. 2017-06 granting Amended Preliminary and Final Site Plan approval for Inserra/West Milford, LLC, #PB-08-12-06-4.

Eligible to Vote Roll Call

Yes: Mayor Bettina Bieri, Linda Connolly, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.

No: None.

Motion approved.

NEW OR ONGOING BUSINESS – None.

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

The Invoices from the Planning Board professionals for the months of November and December 2016 were **unanimously approved** on a **motion** by Mayor Bettina Bieri with a **second** by Warren Gross.

MINUTES

The Minutes from the Planning Board regular meetings of November 3, 2016 were **unanimously approved** on a **motion** by Mayor Bettina Bieri, with a **second** by Warren Gross.

CORRESPONDENCE

The following correspondence items were reviewed by the Board:

Highlands Water Protection And Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. Public Notification and Outreach received December 12, 2016 from Geo-Enviro Consulting and Remediation regarding SBP Gas Station, 555 Warwick Tpk., Block 703; Lot 3 for remedial investigation of gasoline and diesel related contamination, advising that the majority of the soils have been delineated, with the groundwater undergoing delineation and continued monitoring; ground water contamination has migrated offsite.
2. No Further Action notification from the NJDEP, dated December 6, 2016, regarding 7 Jefferson St., Block 16004; Lot 3, related to the removal of a 275 gallon #2 heating oil above ground storage tank.
3. Copy of an application for a Flood Hazard Area Individual Permit dated December 12, 2016 received from Houser Engineering regarding 743 East Shore Road, Block 4301; Lot 4, for the construction of a new bulkhead and beach area along the shoreline of Greenwood Lake.
4. Notification from Schwanewede/Hals Engineering dated December 9, 2016 advising of an application to the NJDEP for a Treatment Works Approval Permit for a new septic system at the Moosehead Marina, 254 Lakeside Road, Block 3201; Lot 6.
5. Notice for the NJDEP Division of Dam Safety & Flood Control, dated December 6, 2016, advising that the Lindy's Lake Dam, NJ File No. 22-54, was found to be in Satisfactory condition, with maintenance required, with the next scheduled inspection to be performed by January 4, 2018. Previously requested revised as-built drawings are required to be submitted by January 31, 2017.
6. Flood Hazard Area and Freshwater Wetlands Permit Revision Approval received from the NJDEP, dated December 13, 2016, for Orange and Rockland Utilities (submitted by Langan Engineering), regarding the change in alignment noted on sheets WP-101, 102, 103 related to the installation of approximately 1.75 miles of underground electrical distribution circuit within the County owned ROW associated with West Shore Road, Block 6002; Lot 20.
7. Notification from BETTS Environmental, dated December 21, 2016, amending and supplementing the Response Action Outcome dated March 28, 2016 for the Township of West Milford DPW, 30 Lycosky Drive, Block 6002; Lot 28, Preferred ID 713836, with regard to remediation of a "former 385 gallon vehicular waste oil above ground storage tank and no other areas", advising that the "Known Onsite Contamination Source is Not Yet Remediated". This remediation does not address the former underground storage tanks contaminated with petroleum hydrocarbons.
8. No Further Action notification from the NJDEP, dated December 22, 2016, regarding 370 High Crest Drive, Block 13102; Lot 13, related to the removal of a 550 gallon #2 heating oil underground storage tank.

Miscellaneous Correspondence Received

1. NJ Planner Nov-Dec 2016

ADJOURNMENT

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the Regular meeting of January 5, 2017 at **8:02 p.m.** on a **motion** made by Mayor Bettina Bieri and a **second** by Linda Connolly.

Approved: February 23, 2017

Respectfully submitted by,

Tonya E. Cubby, Secretary