

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

January 23, 2020

7:00 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.

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Christopher Garcia, Councilman Warren Gross, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel.
Alternates: Alt. #1 Michael DeJohn, Alt. #2 Michael Chazukow
Board Attorney: Thomas J. Germinario, Esq.
Board Engineer: Paul Ferriero, P.E.
Board Planner: Jessica Caldwell, P.P.

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS – None.

MEMORIALIZATIONS

Resolution No. 2020 – 05

ENVIRONMENTAL CONSTRUCTION CO.

Extension of Minor Subdivision & Bulk Variance Approval #PB-01-18-02

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Granted: Extension of Time to file deeds for the approved Minor Subdivision and Bulk Variance for the subdivision of an existing lot into two individual building lots for proposed single family dwellings.

This Minor Subdivision approval was memorialized on January 3, 2019. The applicant obtained an extension to file the minor subdivision deeds on May 23, 2019, but this extension has expired and an additional extension is required in order to obtain Passaic County approval prior to filing the deeds.

NEW OR ONGOING BUSINESS

Redevelopment Study – Review.

Highlands Economic Development Study – Review.

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

Ordinance 2020-001 - Ordinance of the Township of West, County of Passaic, State of New Jersey Amending Chapter 500 "Zoning", Article III "Residential Districts" To Add Short Term Rentals As A Permitted Use.

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT –

BOARD ENGINEER'S REPORT –

MISCELLANEOUS

Invoices

Approval of Planning Board professionals' invoices.

MINUTES

Approval of Minutes from the December 19, 2019 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. HEPSCD certification of a Soil Erosion & Sediment Control Plan, dated November 25, 2019, received for the Upper Greenwood Lake POA, Block 2901; Lot 1, regarding lake dredging at the Boat Launch Cove, Bridge Cove and Witte Cove.
2. HEPSCD certification of a Soil Erosion & Sediment Control Plan, dated November 15, 2019, received for Oberer Single Family Septic Installation, 342 Germantown Rd, Block 14201; Lot 14.
3. HEPSCD certification of a Soil Erosion & Sediment Control Revised Plan, dated November 25, 2019, received for Cutugno Soil Movement, 64 Vreeland Road, Block 8802; Lot 49.
4. Correspondence from the NJDEP, dated December 23, 2019, regarding the Dam Safety Report for Nosenzo Pond Dam, NJ Dam File #22-241, advising that the dam was found to be in satisfactory condition based on the report of the Township Engineer. Recommended general maintenance and minor repair work can proceed without further approval.
5. NJDEP-Forestry Division – Annual Accomplishment Report Due 02-15-20.
6. Suspected Hazardous Substance Discharge, NJDEP Case #20-01-09-1248-34, received for the intersection of Westbrook Road and Morsetown Road.
7. NJDEP No Further Action Notification, dated January 6, 2020, received for Florey, 60 Upper Greenwood Road, Block 2403; Lot 4, regarding the removal of one 330 gallon #2 H.O. AST.
8. NJDEP No Further Action Notification, dated January 3, 2020, received for Wilmington Savings Fund Society, 16 Jefferson Street, Block 16002; Lot 4, regarding the removal of one 550 gallon #2 H.O. UST.

9. NJDEP No Further Action Notification, dated January 3, 2020, received for Wilmington Savings Fund Society, 16 Jefferson Street, Block 16002; Lot 4, regarding the removal of one 275 gallon #2 H.O. AST.

10. NJDEP-Dam Safety correspondence, dated January 6, 2020, regarding the Dam Safety Inspection Report for the High Crest Lake Dam, NJ Dam File No. 22-161, advising that the recent report from GZA GeoEnvironmental found the dam to be in POOR condition, with a dam safety permit application required by October 31, 2020 outlining how the deficiencies will be addressed.

11. Correspondence dated January 7, 2020 received from DuBois & Associates regarding applications being submitted to the NJDEP for a Freshwater Wetlands LOI-Line Verification, GP #11, Special Activity Transition Area Waiver, and Flood Hazard Area General Permit by Certification #8 for Kingwood Flex (Belchers Run), Block 6401; Lots 1 & 3, Union Valley Road.

12. Copy of correspondence sent to the NJDEP–Bureau of Solid Waste Compliance & Enforcement, from George Cascino, P.E., regarding a Notice of Violation for Kurt Renzland, 921 Burnt Meadow Rd, Block 6002; Block 39.02, for failing to obtain a Solid Waste Facility Permit per NJAC 7:26 2.8(f), advising that the owner may qualify for an exemption for sole generator Class B activities under NJAC 7:26A-1.4, Subsection 20.

Miscellaneous Correspondence

1. Notification from Orange and Rockland Electric, dated December 2019, advising that Nelson Tree Service will be conducting tree trimming in various locations in the Township as part of the vegetative maintenance program.

2. Notification from the Greenwood Lake Commission regarding a special meeting to be held on January 22, 2020 at the West Milford Library at 5:00 pm to review the final report of the Greenwood Lake Water Quality Study completed by Princeton Hydro.

3. Greenwood Lake Drawdown Public Hearings on January 13, 2020 at 7:00 pm at Camp Hope, 1792 Union Valley Road, West Milford, NJ 07480 and February 10, 2020 at 7:00 pm at the Greenwood Lake American Legion, 40 Mountain Lakes Lane, Greenwood lake, NY 10925.

Miscellaneous Correspondence

1. New Jersey Planner – November/December 2019.

2. New Jersey Planning Officials – Mandatory Training Sessions Spring 2020 Schedule

ADJOURNMENT