

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

January 25, 2018

Regular Meeting

Chairman Andrew Gargano opened the January 25, 2018 Regular Meeting of the West Milford Planning Board at 7:36 p.m. following the Re-organization Meeting.

ROLL CALL

Present: Mayor Bettina Bieri, Alt. #1 Steven Castronova, Linda Connolly, Christopher Garcia, Chairman Andrew Gargano, Warren Gross, Alt. #2 Michael Siesta, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel.

Absent: Douglas Ott, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero.

Chairman Andrew Gargano requested Alternate #1 Steven Castronova to sit on the Board for absent member Douglas Ott. He further advised that a quorum was present to hold this regular meeting.

PUBLIC PORTION

With no one present requesting to address the Board, Chairman Andrew Gargano **closed** the public portion on a **motion** made by Mayor Bettina Bieri with a **second** by Councilman Lou Signorino.

APPLICATIONS

NEW APPLICATIONS

PENDING APPLICATIONS

ASHLEY SCATTERGOOD-TOOEY

Major Soil Fill Permit & Bulk Variance #PB-07-17-02

Block 1301; Lot 1

104 Carmel Road; R-2 Zone

****This matter has been carried to the March 22, 2018 meeting pending receipt of a wetlands report.***

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

The Board discussed the Planning Board Planner proposals received from the following: Christopher P. Statile, PA, CME Associates, David Troast, H2M Architects, J. Caldwell & Associates LLC. Mayor Bettina Bieri commented that the Township Council may be inclined to hire the same planner as the Planning Board, and the Administration felt that it would more efficient since the responsibilities often overlap. She further advised that the Council Members received a bid tabulation form from the Clerk's Office for the proposals that were received for the position of Township Planner. (Both positions were advertised by the Township Clerks' Office.) The Board Secretary noted that the Planning Dept. had not received a bid tabulation form for Planning Board Planner, and Mayor Bieri suggested that a copy be requested from the Township Clerk's office and forwarded to all the Planning Board members for consideration. Mayor Bieri remarked that she narrowed her choices for Board Planner through an examination of the proposals, coupled with the information outlined on the bid tabulation form. She inquired if the Board professionals were contacted for a recommendation, and the Board Secretary advised that both Paul Ferriero and Tom Germinario had been contacted and provided comments on their recommendations based on their knowledge of the candidates who submitted proposals. Board Member Christopher Garcia suggested that the Board should reach a consensus on the candidates following their review of the proposals provided, and the preferred candidates could be contacted for interviews by the Board. Following discussion on each of the candidates, including proposal fees, experience, business location, support staff, and Highland's experience, the Board requested that the Board Secretary contact the firms of J. Caldwell & Associates, Christopher P. Statile, and David Troast for interviews to be conducted with the entire Board at their regular meeting on February 1, 2018. The Board Members suggested that a meeting could also be scheduled on February 8, 2018 if the

candidates were not available for interviews the following week. The Board concurred that the interviews should be conducted at 7:15, 7:30, and 7:45 on February 1, 2018, which would allow the Board time to address the regular agenda matters prior to the interviews.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Invoices

The invoices for December 2017 were unanimously approved on a **motion** by Mayor Bettina Bieri with a **second** by Christopher Garcia.

MINUTES

The minutes from the December 7, 2017 were unavailable for approval at this meeting.

The following correspondence items were reviewed and filed:

1. Highlands Water Protection and Planning Act Correspondence

1. Notification of a Highlands Applicability Determination application to the NJDEP received from Jacobs Engineering on behalf of NJ Dept. of Transportation, Bureau of Aeronautics, dated December 20, 2017, for 126 Airport Road, Block 6002; Lots 14 and 31.
2. Notification from the NJ Highlands Council, dated December 14, 2017, regarding Green Meadows Organics, Block 4601; Lots 17 and 21, for the expansion of an existing composting facility, which will not include additional impervious surface, finding that this project meets the standards for a Highlands Exemption #4 from the local officials or the NJDEP-DLUR.
3. Notification from the NJDEP, dated December 29, 2017, advising of a Highlands Exemption #4 and Water Quality Management Plan Consistency Determination for the Long Pond Road Subdivision application, the site of the former Awosting Clubhouse, Block 4106; Lot 1.

NJ Department of Environmental Protection Correspondence

1. Notification of a NJDEP Treatment Works Approval Permit received from Schwanewede Hals Engineering, dated December 5, 2017, for Moosehead Marina, 254 Lakeside Road, Block 3201; Lot 6 regarding installation of a septic system.
2. Suspected Hazardous Discharge notice, dated December 20, 2017, received from the NJDEP for 15 Jefferson Street, Block 16004; Lot 2, regarding the removal of a 550 gallon UST, with clean up pending.
3. Suspected Hazardous Discharge notice, dated December 12, 2017, received from the NJDEP for 279 Awosting Road, Block 3802; Lot 4.03, regarding the removal of a 550 gallon UST, with clean up pending.
4. Warning Letter from the NJDEP, dated December 8, 2017, received for 21 Deborah Lane, Block 5001; Lot 5.01, regarding the placement of approximately 756 square feet of fill material within freshwater wetlands and wetlands transition areas without approval from the NJDEP, and requiring the removal of the fill with stabilization of the disturbed area.
5. Notification of an application for a Freshwater Wetlands General Permit #25, dated December 21, 2017, received from Richard Deubert, P.E. for Richard Pani, 261 Germantown Road, Block 14202; Lot 13, regarding a septic system alteration.
6. Notification from the NJDEP Bureau of Dam Safety, dated January 2, 2018, regarding the 2017 Regular Dam Safety Inspection Report, advising that the report found the dam to be in Satisfactory condition with regular maintenance, repairs and monitoring recommended.
7. Suspected Hazardous Discharge notice, dated January 11, 2018, received from the NJDEP for 26 Ivy Place, Block 3608; Lot 15, regarding the removal of a 550 gallon UST, with clean-up pending.
8. Suspected Hazardous Discharge notice, dated January 15, 2018, received from the NJDEP for 754 Warwick Tpk., Block 1802; Lot 1, regarding a leak in a AST, spilling approximately 90 gallons of #2 H.O., clean-up is in progress, with no storm drains or waterway impacted.

9. NJDEP Flood Hazard Area General Permit #12, dated December 12, 2017, regarding the construction of a 3-foot wide pedestrian footbridge to span the Cooley Brook at 22 Warwick Tpk., Block 2902; Lot 3, expiration date December 11, 2022.

Miscellaneous

1. New Jersey Planner November –December issue.
2. HEPSCD Transfer of a Portion of Certification of a Soil Erosion and Sediment Control Plan, dated November 16, 2017, ID #205-P-2783, received for Greene Valley Estates, 61 Virginia Lane, Block 10002; Lot 6.
3. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated November 27, 2017, ID #217-P-4585, received for Fontana Condos, 165 Lakeside Road, Block 3401; Lot 21 and Block 3406; Lot 23.
4. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated November 15 2017, ID #217-P-4576, received for Darmstatter Lincoln Garage and Grading, 151 Lincoln Ave., Block 6403; Lot 1.01.
5. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated December 1, 2017, ID #217-P-4583, received for B & B Organics Waste Recycling, 280 Marshall Hill Road, Block 6002; Lots 29, 18.02, 28.03.
6. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated December 14, 2017, ID #217-P-4446, Re-Review #217-P-0043, received for Greenwood Lake Services Boat Maintenance Bldg. to add grading and septic fields, 341 Lakeside Road, Block 3101; Lot 9.

ADJOURNMENT

Prior to adjourning, Mayor Bieri reviewed the Planning Board consultants' 2017 invoices for Councilman Signorino, and noted that the professionals who were re-appointed at the Planning Board Re-organization meeting had stayed significantly below their allotted budget the previous year. With no other matters to be brought before the Planning Board, Chairman Andrew Gargano **adjourned** the regular meeting of January 25, 2018 at 7:55 p.m. on a **motion** made by Councilman Lou Signorino with a **second** by Christopher Garcia.

Approved:

Respectfully submitted by,

Tonya E. Cubby, Secretary