

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
February 7, 2019
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.

PLEDGE OF ALLEGIANCE

ADMINISTER OATHS TO NEWLY APPOINTED MEMBERS

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Ada Erik (Mayor's Designee), Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel,
Alternates: Alt. #1 _____ Alt. #2 Scott Leonescu.
Chairman: Christopher Garcia
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

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

ORDINANCES FOR INTRODUCTION –

Draft Ordinance for Discussion – An Ordinance Amending and Supplementing Chapter 285, Entitled “Property Maintenance,” of the “Code of the Township of West Milford, New Jersey, “Regulating and Establishing Registration Requirements for Short-Term Rentals in the Township of West Milford, New Jersey.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Invoices

Approval of Planning Board professionals’ invoices for December 2018.

MINUTES

Approval of Minutes from the January 3, 2019 Reorganization and Regular Planning Board meetings.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. Correspondence from the NJDEP – Division of Parks & Forestry, dated December 14, 2018, advising that the NNL Reforestation Grant #FS14-019 has expired and the grant agreement has been cancelled. Any unused funds remaining from the reforestation grant may be available for future reforestation projects through the NJ Urban & community Forestry Stewardship Program.
2. Suspected Hazardous Discharge notice received from the NJDEP, dated December 27, 2018, regarding Block 5901; Lot 9, 31 Mountain Circle North, with respect to removal of one 550 gallon UST, with clean up pending.
3. Suspected Hazardous Discharge notice received from the NJDEP, dated January 4, 2019, regarding Block 9302; Lot 1, Starlight Road, with respect to unknown green liquid material coating the bottom surface of the Nosenzo Pond.
4. Notification of a Remedial Action Report and Groundwater Remedial Action Permit Application, dated December 26, 2018, received from Envirotrac regarding Former Getty Station #56009, 2048 Rt. 23 N, Block 14104; Lot 2.
5. Notice of a 30 Day Extension to Pending Application for a Flood Hazard Area Individual Permit #FHA180001 received from the NJDEP, dated December 21, 2018, regarding Upper Greenwood Lake Property Owners Association, Block 2901; Lot 1.
6. Public Notification & Outreach correspondence, dated 12/26/18, received from Sunbeam Consultant, regarding Happy Landing Marina, 871 East Shore Road, Block 4401; Lot 1, PI#260825 advising of an environmental investigation/remediation at the subject site.
7. Freshwater Wetlands Warning Notice received from the NJDEP, dated November 2, 2018, regarding 151 Lincoln Avenue, Block 6403; Lot 1.01, advising of unauthorized activities within a freshwater wetlands transition area, specifically the placement of 400 s.f of impervious cover within a wetlands transition area for a foundation for a garage, and the

placement of fill material within 600 s.f. of a wetlands transition area in the form of quarry process for a temporary road; necessary permits are required.

8. No Further Action letter received from the NJDEP, dated January 4, 2019, regarding the removal of one 550 gal #2 H.O. UST for 2 Lakeside Road, Block 3509; Lot 16.

9. Copy of an application for a General Permit #8 to the NJDEP from Eastern States Environmental Associates Inc., dated December 21, 2018, regarding the construction of a detached garage for Michael Darmstatter, 151 Lincoln Avenue, Block 6403; Lot 1.01.

10. Correspondence from Synergy Environmental Inc., dated January 21, 2019, requesting information regarding West Milford's current and potential groundwater use with regard to Lakeside Amoco, 2 Lakeside Drive, Block 3509; Lot 16, NJDEP PI#012599.

11. No Further Action correspondence received from the NJDEP, dated January 24, 2019, regarding the removal of one 1000 gal #2 H.O. UST for 1038 Westbrook Road, Block 5009; Lot 17.

12. Notification from PSE&G, dated January 10, 2019, advising of an application to be submitted to NJDEP for a flood Hazard Area Individual Permit for the Maintenance of Existing Natural Gas Transmission Mains within the PSE&G Natural Gas Transmission System.

13. Correspondence from the NJDEP Division of Dam Safety & Flood Control, dated January 23, 2019, advising that the Dam Safety Report for Gordon Lakes Dam, NJ Dam File # 22-74, finds the dam in satisfactory condition with recommended maintenance to be undertaken without further approval of the division.

14. NJDEP FHA Individual Permit, FHA Verification, and FW Transition Area Reduction Waiver, dated January 9, 2019, received for Lakeland Bank, 250 Oak Ridge Road, Block 16502; Lot 3 regarding the proposed disturbance of 850 f of transition area for the reconfiguration and expansion of an existing parking area.

15. Freshwater Wetlands Letter of Interpretation: Line Verification, dated January 4, 2019, received for Lakeland Bank, 250 Oak Ridge Road, Block 16502; Lot 3, regarding the state open waters and/or freshwater wetlands on the referenced property.

16. NJDEP Dam Permit No. 1560, dated December 13, 2018, received for Bald Eagle Village, 1 Beacon Hill Road, Block 7801, granting permission to repair the Pettet Pond Dam including clearing the dam embankment of trees and woody vegetation, re-grading the downstream embankment, raising the concrete spillway wingwalls, repairing deteriorated portions of the concrete spillway structure and replacing the low level outlet

Miscellaneous Correspondence

1. New Jersey Planning Officials Winter-Spring Training Programs.
2. Copy of news article regarding Highlands Council purchase of 44 acres in West Milford Township for preservation.
3. ANJEC Newsletter.
4. New Jersey Forestry Association Annual Meeting & Member Program, New Jersey's Aging Forests: Consequences & Remedies, March 16, 2019, 8:30 am, Rutgers Cook Campus, registration required.

ADJOURNMENT