

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

February 23, 2017

Regular Meeting

Chairman Christopher Garcia opened the February 23, 2017 Meeting of the West Milford Planning Board at **7:32 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance. This meeting was preceded by a Master Plan Committee meeting with Board Planner Chuck McGroarty that began at 6:00 pm.

ROLL CALL

The Oath of Public Office was administered to Councilman Luciano Signorino for his position as Class III Councilmember.

Present: Mayor Bettina Bieri, Linda Connolly, Andrew Gargano, Warren Gross (7:37), Douglas Ott, Michael Siesta, Councilman Luciano Signorino, Geoffrey Syme, Chairman Christopher Garcia.

Absent: Glenn Wenzel, Steven Castronova, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer Paul Ferriero.

Chairman Garcia requested Alternate #2 Michael Siesta to sit in for Glenn Wenzel. He advised that a quorum was present to hold this regular meeting. The Board professionals were excused from attending this regular 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 Michael Siesta with a **second** by Councilman Lou Signorino.

APPLICATIONS – None.

NEW OR ONGOING BUSINESS

The Board discussed cancelling the March meetings and holding the next regular meeting to be held on April 6, 2017. The Secretary advised that the Ordinance Committee will have a meeting with Board Attorney Tom Germinario and Matt Mulhall at 6:00 pm on April 6, 2017 prior to the regular meeting.

Chairman Christopher Garcia reported that the Master Plan Committee met with Planner Chuck McGroarty prior to this regular meeting and they have made some progress (on the Land Use Plan Element and a Master Plan Re-Examination Report). Based on the discussions that took place at the Committee meeting, he anticipated that some updates to the Land Use Plan Element and Master Plan may possibly be ready for discussion at the April 6th meeting.

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

Invoices

The Invoices from the Planning Board professionals for the month January 2017 were **unanimously approved** on a **motion** by Andrew Gargano with a **second** by Douglas Ott.

MINUTES

The Minutes from the December 15, 2016 were **unanimously approved** on a **motion** by Mayor Bettina Bieri and a **second** by Michael Siesta.

The Minutes from the January 5, 2017 Reorganization and Regular meetings were **unanimously approved** by those who were in attendance on a **motion** by Mayor Bettina Bieri with a **second** by Linda Connolly.

The following correspondence items were reviewed and filed:

Highlands Water Protection And Planning Act Correspondence

1. Highlands Preservation Area Exemption Determination – Exemption #11, received from the Highlands Water Protection and Planning Council, dated February 7, 2017, regarding the PSE&G Radio System Upgrades on the Morsetown Road Tower 61/4 BB-NY, Block 4701; Lots 22 & 43, finding the application consistent with the goals and purposes of the Highlands Act and the Highlands Regional Master Plan. PSE&G proposes to place radio equipment on a steel platform located under the existing transmission tower, place whip antennas on the transmission tower, and place a natural gas generator on a concrete pad adjacent to the existing gravel access road, with a cable bridge, underground utilities, a transfer switch and chain link fence with a swing gate.

NJ Department of Environmental Protection Correspondence

1. No Further Action notification from the NJDEP, dated January 30, 2017, regarding 15 Charcoal Road, Block 15301; Lot 11, related to the removal of a 550 gallon #2 heating oil underground storage tank.
2. Suspected Hazardous Substance Discharge Notification, dated February 14, 2017, NJDEP Case Number 17-02-13-1658-49 with regard to 8 Mayfair Road, Block 12208; Lot 25 and the removal of a leaking 275 gal #2 HO above ground storage tank; clean-up is pending.
3. Suspected Hazardous Substance Discharge Notification, dated February 16, 2017, NJDEP Case Number 17-02-15-1626-08 with regard to 163 Wooley Road, Block 9901; Lot 31, and the removal of a 275 gal #2 HO underground storage tank; clean-up is pending.
4. Suspected Hazardous Substance Discharge Notification, NJDEP Case #17-01-19-1016-26, dated January 20, 2017, received for 110 Weaver Road, Block 12501; Lot 22, regarding vehicle fluid spills from an auto recycling business.
5. NJDEP Community Right to Know 2016 Survey dated January 18, 2017 received from Suez Water – West Milford Sewer Treatment for active facility located on Richmond Road for the treatment of domestic sewage in an above ground tank – this facility either produces, stores, or uses NJ CRTK environmental hazardous substance.
6. No Further Action correspondence, dated January 9, 2017, received from the NJDEP regarding the removal of a 550 gal #2 heating oil UGST at 4 Hawthorne Road, Block 1804; Lot 6.
7. No Further Action correspondence, dated January 4, 2017, received from the NJDEP regarding the removal of a 550 gal #2 heating oil UGST at 8 Upper High Crest Drive, Block 13103; Lot 6.
8. Suspected Hazardous Substance Discharge Notification, NJDEP Case #17-01-09-1320-05, dated January 10, 2017, received for PJD Petro, 1367 Union Valley Road, Block 7508; Lot 16, regarding a corroded spill bucket that caused leakage, with clean up completed.
9. Suspected Hazardous Substance Discharge Notification, NJDEP Case #17-01-10-1232-22, dated January 11, 2017, received for a residence at 707 Warwick Tpk., Block 1001; Lot 40, regarding a 275 gal AGST removal, with clean-up pending.

Miscellaneous Correspondence Received/Sent

1. Hudson Essex Passaic Soil Conservation District re-certification, until November 4, 2018, of the revised soil erosion and sediment control plan for Inserra-Shop Rite Expansion – the revised limit of disturbance for the rear addition, Marshall Hill Road, Block 6303; Lots 15 & 16.
2. Hudson Essex Passaic Soil Conservation District re-certification, until July 1, 2020, of the revised soil erosion and sediment control plan for Chelsea at Bald Eagle 2-Story Addition: revised per NJDEP Approval and Notes, located at 187 Cahill Cross Road, Block 5310; Lot 1.
3. HEPSCD-Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan for 3.5 years, dated December 19, 2016, received for Coyman Yellowstone SFD Demo and Rebuild, 6 Yellowstone Ave., Block 3703; Lot 15, with 0.153 acres of total area or land to be disturbed.
4. HEPSCD-Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan for 3.5 years, dated December 27, 2016, received for Barrantes

Macopin Residential Improvements and Grading, at 885 Macopin Road, Block 14301; Lot 18, with 0.64 acres total area or land to be disturbed.

5. NJ planning Officials Winter Spring Training Programs for Planning Board and Board of Adjustment Mandatory and Experienced training.
6. Volunteer of the Year program and Volunteer Organizations Presentations - April 19, 2017.
7. ANJEC – 2017 Open Space Stewardship Grants – Applications due April 7, 2017.
8. Township of West Milford Amended Noise Ordinance – Ordinance 2017-001, introduced Feb. 1, 2017.

ADJOURNMENT

Prior to adjourning the meeting Chairman Christopher Garcia confirmed the cancellation of the two meetings in March. The next regular meeting would be held on April 6, 2017.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the Regular meeting of February 23, 2017 at **7:45 p.m.** on a **motion** made by Andrew Gargano and a **second** by Douglas Ott.

Approved: April 6, 2017

Respectfully submitted by,

Tonya E. Cubby, Secretary