

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
FEBRUARY 23, 2017
7:30 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

ROLL CALL

Regular Members: Mayor Bettina Bieri, Linda Connolly, Andrew Gargano, Warren Gross, Douglas Ott, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova, Michael Siesta.
Board Attorney: Thomas J. Germinario, Esq.
Board Engineer: Paul Ferriero – Ferriero Engineering
Board Planner: Charles McGroarty – Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL –

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT –

BOARD ENGINEER'S REPORT –

MISCELLANEOUS

Invoices

Approval of Planning Board professionals' invoices for December 2016 and January 2017.

MINUTES

Approval of Minutes from the December 15, 2016 and January 5, 2017 Regular and Re-organization Planning Board meetings.

Highlands Water Protection And Planning Act Correspondence – None.

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