

**Township of West Milford
PLANNING BOARD**

REGULAR MEETING AGENDA

February 27, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Councilman Warren Gross, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel
Alternates: Alt. #1 Michael DeJohn, Alt. #2 Michael Chazukow
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

HOLLFELDER, BRIAN & FRANCES

Minor Subdivision & Bulk Variances #PB-01-20-01

Block 16006; Lots 6 & 1.02

31 Harrison St & 36 Grove St; R-4 Zone

Seeking: Minor Subdivision approval for a lot line adjustment between two pre-existing non-conforming lots by subdividing a portion of Block 16006, Lot 1.02 and transferring it to Lot 6, with bulk variances noted for minimum lot area, minimum lot frontage and building coverage. No new construction is proposed.

PUBLIC HEARING

Non-Condensation Redevelopment Public Hearing

Block 6701 Lot 10

1938 Union Valley Road

Public Hearing regarding a study that was undertaken by the Planning Board, at the direction of the Governing Body, to determine whether the Study Area (1938 Union Valley Road) should be designated by the Township as a Non-Condensation Area in Need of Redevelopment pursuant to Local Redevelopment and Housing Law (LRHL) 40A:12A-1 et seq.

COURTESY REVIEW

Passaic County – Highlands Preserve – Athletic Field Improvements

Block 2902; Lot 3 (Former San Cap)

Proposal to Rehabilitate the existing softball/baseball fields and the existing parking lot, add a new playground and covered picnic area, and add a new walking path around the fields to improve the safety of the field of play, improve usability and functionality by adding a playground, covered picnic area and walking paths that connect the parking lot to all the fields, and to upgrade the parking lot to replace the deteriorated pavement.

MEMORIALIZATIONS

NEW OR ONGOING BUSINESS

Highlands Economic Development Study – Update.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL

Master Plan Consistency Review - Discussion

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 January 23, 2020 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Applicability Determination application copy received from Alaimo Group, dated February 7, 2020, seeking an exemption regarding the Passaic County Highlands Preserve Athletic Field Improvement Project, Block 2902; Lot 3.

NJ Department of Environmental Protection Correspondence

1. Suspected Hazardous Substance Discharge Notice, dated February 18, 2020, regarding 10 Longstreak Road, Block 15203; Lot 8, with respect to the removal of one 300 gal #2 HO AGST, with clean-up pending.

2. Suspected Hazardous Substance Discharge Notice, dated February 8, 2020, regarding 3520 Rt. 23, Block 16901; Lot 2, with respect to a leak in one 275 gal #2 HO AGST, with clean-up pending.

3. Flood Hazard Area Verification and Flood Hazard Area Individual Permit #1615-19-0025.1 LUP 190001, dated 01-28-20, received for Alyson Hearon, 37 Madelyn Ave., Block 6604; Lot 1 for the reconstruction of a malfunctioning septic system in the floodway of Belcher Creek.

Miscellaneous Correspondence

1. HEPSCD, dated December 4, 2020, certifying the soil erosion and sediment control plan for Village on Ridge, regarding Blocks 5202, 5203, 5205, Lots 2, 36, 1-14, 19-30, 2-15, 2-9, with expiration on Oct 2, 2021.

2. Correspondence from Passaic County dated January 31, 2020, regarding Pawlick/Hollfelder Minor Subdivision for 36 Grove Street and 31 Harrison Stree, Block 16006; Lots 1.02 and 6, advising that the applicant has been granted unconditional approval.

3. Correspondence from Passaic County dated January 31, 2020, regarding Carroll Holdings Minor Subdivision for 99 Long Pond Road, Block 4106; Lot 1, advising that the applicant has been granted unconditional approval.

4. Copy of correspondence to the NJDEP from Robert Moshman, Esq., dated February 19, 2020, representing James Louis, regarding concerns about potential disturbance of blue herons at the Bald Eagle Village – Pettet Pond during the ongoing dam repair project.

ADJOURNMENT