

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

March 7, 2019

Regular Meeting

Chairman Christopher Garcia opened the March 7, 2019 regular meeting of the West Milford Planning Board at 7:02 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Steven Castronova, Ada Erik, Warren Gross, Glenn Wenzel, Chairman Christopher Garcia, Matthew Conlon,

Absent: Linda Connolly, Scott Leonescu, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Christopher Garcia requested Matthew Conlon to sit on the Board for Linda Connolly and advised that a quorum was present to hold this regular meeting. He further advised that the Board's professionals were excused from attending this meeting.

PUBLIC PORTION

The public portion was opened by Chairman Garcia. With no one present wishing to address the Board, the public portion was **closed** on a **motion** by Ada Erik with a **second** by Matthew Conlon.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – See below.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

NEW OR ONGOING BUSINESS

County of Passaic Highlands Fields - Athletic Field Improvement Project – Master Plan Consistency review for the proposed rehabilitation and reconfiguration of

the existing ballfields including new fencing, backstops, benches, bleachers, and irrigation system.

Chairman Christopher Garcia reported that the Board's professionals had advised that the proposed project is consistent with the Township's Master Plan. Board member Matthew Conlon commented that he reviewed the documents for this project and noted that the parking area will be resurfaced and will be ADA compliant, irrigation will be installed on the new fields, and new lighting and fencing will be added as part of the rehabilitation project for the Highlands Fields (former Sand Cap).

Chairman Garcia further advised that the Board Attorney had prepared a resolution finding Master Plan Consistency with regard to this project.

**Resolution No. 2019-06
IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION
REGARDING THE HIGHLANDS FIELD ATHLETIC FIELD
IMPROVEMENTS PROJECT**

Motion made by Steven Castronova, with a **second** by Matthew Conlon to **approve** Resolution No. 2019-06 Finding Master Plan Consistency for the Highlands Athletic Field Improvements Project.

Roll Call

Yes: Steven Castronova, Matthew Conlon, Ada Erik, Christopher Garcia, Warren Gross, Glenn Wenzel.

No: None.

Motion approved.

Marshall Hill Road Bridge – Board Member Ada Erik advised the Board that the Marshall Hill Road Bridge by McDonald's will be closed this Spring for approximately 6 weeks as reported at the Township Council meeting the previous evening.

MISCELLANEOUS

Invoices

The invoices for the Planning Board professionals for January and February were **unanimously approved** by the Board members who were present at the meetings held on a **motion** by Matthew Conlon with a **second** by Glenn Wenzel.

MINUTES

The Minutes from the February 7, 2019 Regular meeting were **unanimously approved** by the Board members who were present at that meeting, on a **motion** by Matthew Conlon and a **second** by Ada Erik.

CORRESPONDENCE RECEIVED:

The following correspondence items were reviewed and filed:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Preservation Area Exemption #9, dated February 21, 2019, received for the Route 23 Bridge Replacement in Kinnelon, County of Morris, and West Milford

Township, County of Passaic, advising that the proposed project is consistent with the goals of the Highlands Act with conditions.

NJ Department of Environmental Protection Correspondence

1. Freshwater Wetlands General Permit (FW GP) #13 application, dated February 15, 2019, received from H2M Architects & Engineers regarding Lake Dredging (dredging a man-made pond) for Gagas, 40 Sanders Court, Block 10603; Lot 1.
2. Flood Hazard Area Individual Permit (FHA IP) application, dated February 15, 2019, received from H2M Architects & Engineers regarding Lake Dredging (dredging a man-made pond) for Carolyn Gagas, 40 Sanders Court, Block 10603; Lot 1.
3. Notification of an application to be submitted to the NJDEP for a general permit authorization, dated February 22, 2019, regarding Mensur Ljahi, 24 Shadyside, Block 806; Lot 6.
4. Notification of an application being made to the NJDEP, dated February 2019, for a Letter of Interpretation and Transition Area Averaging Plan by D'Amico Engineering Inc, regarding Canistear Road, Block 16901; Lot 4.
4. Suspected Hazardous Discharge Notice received from the NJDEP, dated February 27, 2019, regarding 1850 Rt. 23 N, Block 13602; Lot 2, with respect to a spill caused by a mechanical issue for a bus and car; clean up by NJDOT.
5. Suspected Hazardous Discharge Notice received from the NJDEP, dated February 28, 2019, regarding 72 Reidy Place, Block 3402; Lot 4, advising of a possible AST leak.
6. Notice of Resolution, dated February 22, 2019, received from the NJDEP regarding Valley View Pub, NJDEP File # PEA130001-1615-13-0002.1, Block 700; Lot 1, advising that the restoration work, which involved the removal of fill material from freshwater wetlands and riparian zones and implementation of soil stabilization measures, has been completed as required. Also advising that any future disturbance or alteration of the regulated areas may require a permit from the NJDEP.
7. No Further Action correspondence received from the NJDEP, dated February 19, 2019, regarding 1735 Union Valley Road, Block 6902; Lot 32, PI #005110, for the removal of one 1000 gallon #2 HO UST.
8. No Further Action correspondence received from the NJDEP, dated February 6, 2019, regarding 279 Awosting Road, Block 3802; Lot 4.03, PI #798311, for the removal of one 550 gallon #2 HO UST.
9. No Further Action correspondence received from the NJDEP, dated January 25, 2019, regarding 10 Pilot Avenue, Block 7508; Lot 20, PI #783464, for the removal of one 550 gallon #2 HO UST.
10. No Further Action correspondence received from the NJDEP, dated February 4, 2019, regarding 15 Jefferson St., Block 16004; Lot 2, PI #778408, for the removal of one 550 gallon #2 HO UST.
11. Class B Recycling Center General Approval Renewal (With No Changes) received from the NJDEP, dated February 7, 2019, regarding Skytop Recycling Inc., Block 6002; Lot 34, Facility ID #132603; Permit #CBG180002.
12. Authorization for Freshwater Wetlands General Permit #10A-Extension received from the NJDEP, dated January 11, 2019, regarding Block 206; Lot 14.02, Lookover

Drive, for the permanent disturbance of 4,750 s.f. of exceptional resource value freshwater wetlands transition area for the construction of a driveway.

13. Notification from the NJDEP Division of Dam Safety & Flood control, dated January 18, 2019, regarding the City of Newark Dams Draft Scope of Work submitted in response to November 8, 2018 Notice of Violation and Offer of Settlement, advising that the Draft Scope of Work does not meet the requirements of the NVOS. A comprehensive prioritization and aggressive compliance schedule must be submitted to address all outstanding recommendations for all City-owned dams by March 15, 2019.

14. NJDEP Flood Hazard Area Individual Permit #1615-08-0029.2 FHA 180001, dated January 24, 2019, received for Upper Greenwood Lake Property Owners Association, Block 2901; Lot 1, regarding the maintenance dredging of Boat Launch Cove, Witte cove, Bridge run cove within Upper Greenwood Lake, including temporary disturbance of 0.013 acres (578 sf) of riparian zone disturbance for the sediment and debris removal from the Upper Greenwood Lake.

15. Notification and copy of an application for a Treatment Works Approval (TWA) received from Houser Engineering, dated February 20, 2019, regarding YMCA of Montclair, 131 Germantown Road, Block 14108; Lot 6.

Miscellaneous

1. Notification from PSE&G, dated January 14, 2019, advising of tree trimming by Nelson Tree Service Inc., for Block 8002; Lot 1 (Arnold Road) and Block 8602; Lot 5 (Macopin Road) as part of the vegetation management work on PSE&G easements, with work to begin on or about January 25, 2019.

2. Notification of an Ordinance #19-01 received from the Township of Jefferson, NJ, regarding the redevelopment of certain properties located along Route 15 known as Block 273.03, Lot 1 and creating the RA-3/C-2 Overlay Zone, and amending Ordinance #17-02, Section 3, entitled Flexible Zoning, to permit limited residential development at Block 273.01, Lots 2 and 2.03.

ADJOURNMENT

Prior to adjourning, Chairman Christopher Garcia advised that the next regular meeting was scheduled for March 28, 2019. The Board Attorney will not be available to attend, so the Board concurred that the meeting should be cancelled and the next regular meeting would be held on April 4, 2019.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of March 7, 2019 at 7:22 p.m. on a **motion** made by Matt Conlon with a **second** by Ada Erik.

Approved: April 4, 2019

Respectfully submitted by,

Tonya E. Cubby, Secretary