

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
April 4, 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

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Ada Erik, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel.
Alternates: Alt. #1 Matthew Conlon, 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

LAZARA FERNANDEZ – EMILIO HERNANDEZ

Major Soil Permit PB-10-18-05

Block 5006; Lot 3

117 Rockburn Pass; R-4 Zone

Seeking: Major Soil Fill Permit and such other variance relief as the Board deems necessary, so as to permit importing 1,350 cubic yards of soil for the purpose of landscaping improvements to the rear yard.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS -

Revised Draft Short Term Rental Ordinance – Review.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices

Approval of Planning Board professionals’ invoices for February-March 2019.

MINUTES

Approval of Minutes from the March 7, 2019 Regular Planning Board meetings.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Exemption #9, Water Quality Management Plan–Not Addressed – correspondence received from the NJDEP, dated March 1, 2019, regarding the Proposed Bridge Replacement & Roadway Improvement for the NJDOT – “Route 23 Over Pequannock River, Paterson Hamburg Turnpike and NYS&W Railway Bridge Replacement and Roadway Improvements, November 2018.”
2. Notification dated March 19, 2019, received from Dykstra Walker Design Group, regarding an application being submitted to the NJDEP for a Highlands Applicability Determination with respect to property located at Oak Ridge Road, Block 15903; Lot 1 for Robert Hamilton. Applicant requests a determination for the existing use of storage of commercial vehicles and whether or not it constitutes a major Highlands development and whether the Highlands Water Protection and Planning Act rules apply.

NJ Department of Environmental Protection Correspondence

1. Follow-up Notice of Violation received from the NJDEP, dated February 22, 2019, received for Kirk Dokum, 21 Dockerty Hollow Road, Block 9901; Lot 23.01, advising that the property owner has failed to comply with the requirements set forth in the August 29, 2013 Notice of Violation requiring that certain specific actions comply with the Freshwater Wetlands Act. The required information must be submitted by June 1, 2019 or the owner will be subject to further enforcement action pursuant to the Freshwater Wetlands Act.
2. Correspondence received from D’Amico Engineering, dated February 26, 2019, advising of an application for Freshwater Wetlands Letter of Interpretation & Transition Area Averaging Plan for property on Canistear Road, Block 16901; Lot 4 for George Mesiha, regarding the construction of a single family dwelling with a septic system.
3. NJDEP Suspected Hazardous Discharge Notice, dated March 9, 2019, regarding 416 Morsetown Road, Block 6001; Lot 7, with respect to the relocation of two 275 Gal #2 HO AST resulting in discharge into soil near creek.

4. NJDEP Suspected Hazardous Discharge Notice, dated March 14, 2019, regarding Extreme Snow Pros, 99 Marshall Hill Road, Block 6303; Lot 4, with respect to oil spills on property near freshwater wetlands from maintenance on commercial vehicles.
5. Notification of a GP #24 application being submitted to the NJDEP, dated January 17, 2019, received from Paul Lapatka, LLC regarding 75 Dockerty Hollow Road, Block 8509; Lot 5, for the installation of an ISSDS in a wetlands buffer.
6. Notification of a GP #24 application being submitted to the NJDEP, dated January 17, 2019, received from Paul Lapatka, LLC regarding 71 Dockerty Hollow Road, Block 8509; Lot 6, for the alteration of an ISSDS in a wetlands buffer.
7. NJDEP Suspected Hazardous Discharge Notice, dated March 20, 2019, regarding the area near 46 Marshall Hill Road, Block 5708; Lot 2, advising that PSE&G will be releasing natural gas into the atmosphere while installing a new gas line.
8. Remedial Action Protectiveness/Biennial Certification Form–Groundwater, related to a remedial action permit, dated March 15, 2019, received from Synergy Environmental Inc. regarding Lakeside Amoco, 2 Lakeside Drive, Block 3509; Lot 16, NJDEP PI# 012599.

Miscellaneous Correspondence

1. HEPSCD certification of a soil erosion and sediment control plan, dated February 13, 2019, received for Hernandez-Fernandez Residence, 117 Rockburn Pass, Block 5006; Lot 3 regarding installation of retaining walls, filling and grading of .78 acres of land.
2. HEPSCD certification of a soil erosion and sediment control plan, dated February 28, 2019, received for Cody Marienthal – Virginia Lane Single Family Dwelling, 76 Virginia Lane, Block 10002; Lot 9.
3. HEPSCD certification of a soil erosion and sediment control plan, dated February 27, 2019, received for Stephen Spear, Long Pond Single Family Dwelling Demo and Rebuild, 224 Long Pond road, Block 4003, Lot 3.
4. Community Right To Know Survey Notification received from SUEZ, dated February 27, 2019, regarding the Bald Eagle Commons – Richmond Road Domestic Sewage Treatment Facility, Facility ID 00000043650.
5. New Jersey Planner Publication – January - February 2019 – Vol. 80, No. 1.

ADJOURNMENT