

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

April 5, 2018

Regular Meeting

Chairman Andrew Gargano opened the April 5, 2018 Regular Meeting of the West Milford Planning Board at 7:00 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Linda Connolly, Christopher Garcia, Chairman Andrew Gargano, Warren Gross, Councilman Luciano Signorino (7:09), Alt. #2 Michael Siesta, Geoffrey Syme, Glenn Wenzel.

Absent: Mayor Bettina Bieri, Douglas Ott, Steven Castronova, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Andrew Gargano requested Alternate Member Michael Siesta to sit in for Douglas Ott and advised that the Board professionals were excused from attending this meeting. He further advised that a quorum was present to hold this regular meeting.

PUBLIC PORTION

With no one present requesting to address the Board, Chairman Andrew Gargano **closed** the public portion on a **motion** made by Michael Siesta with a **second** by Christopher Garcia.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS

ASHLEY SCATTERGOOD-TOOEY

Major Soil Fill Permit & Bulk Variance #PB-07-17-02

Block 1301; Lot 1

104 Carmel Road; R-2 Zone

****This matter has been carried to the April 26, 2018 meeting pending receipt of a wetlands report.***

Chairman Andrew Gargano advised that this matter would be carried to the next Planning Board meeting (April 26, 2018) from the original carry date of April 5, 2018 to allow additional time for the receipt of a wetlands determination and revised site plans.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

-West Milford Board of Adjustment 2016 Annual Report

-Bed & Breakfast and AirBnB Facilities

Chairman Andrew Gargano advised that the two matters of the Board of Adjustment Annual Report and the AirBnB Facilities will be tabled until the Ordinance Committee can meet with the new Board Planner. The members of the Ordinance Committee agreed that they would meet at 6:00 pm prior to the next Planning Board meeting if the Scattergood-Tooey matter is being heard at that time. Two residents were present and inquired when the AirBnB's will be on the Board agenda for discussion, and Chairman Andrew Gargano advised that it was in preliminary discussions with the Ordinance Committee and would not be on a Planning Board agenda for some time.

West Milford High School Field House and Greenhouse/Macopin Middle School Greenhouse Courtesy Reviews

Chairman Andrew Gargano referenced the plans that were provided for a courtesy review by Settembrino Architects regarding the West Milford High School Greenhouse and Field House replacement. The Board discussed the proposed plans with regard to ADA accessibility for the Field House and requested that a memo be sent recommending that the bathrooms be available for public access during the games. Resident Chris Lynch, who was present at the meeting, commented that he did not think that the current bathrooms

were ADA accessible. With regard to the two greenhouse replacements, Board member Geoffrey Syme commented that the greenhouses were in poor condition and Board member Linda Connolly concurred. Following a review of the plans, the Board recommended that emergency generators be considered for the greenhouses.

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 Planning Board professionals’ invoices from February and March 2018 were unanimously **approved** on a **motion** by Glenn Wenzel with a **second** by Linda Connolly.

MINUTES

The Minutes from the March 1, 2018 regular meeting were **unanimously approved** by the members who were present at that meeting on a **motion** by Christopher Garcia and a **second** by Linda Connolly.

The following correspondence items were reviewed and filed:

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Exemption #4 received from the NJDEP, dated March 2, 2018, regarding the Greenwood Lake Airport Proposed Runway Safety Improvements at 126 Airport Road, Block 6002; Lots 14 & 31, for lighting, windcone, and associated electrical upgrades, with no new impervious proposed. Water Quality Management Plan was not addressed since no new wastewater will be generated as part of this project.

NJ Department of Environmental Protection Correspondence

1. NJDEP No Further Action correspondence, dated March 2, 2018, received for the Estate of Judy Ferrell, Block 3608; Lot 15, 26 Ivy Place, regarding remediation following the removal of one 550 gallon #2 H.O. UST.
2. Suspected Hazardous Spill notification received from the NJDEP dated March 10, 2018 regarding 10 Pilot Ave. for #2 H.O. UST – neighbor at 5 Pilot reported oil odor in her private well.
3. Copy of an application for a Wetlands Delineation Report and Transition Area Buffer Averaging submitted to the NJDEP received from D’Amico Engineering LLC, dated March 6, 2018 regarding Block 16901; Lot 4, Canistear Road, for a proposed single family dwelling and septic system.
4. NJDEP – Freshwater Wetlands Letter of Interpretation Line Verification dated March 9, 2018 received for Kevin Downes – Green Meadow Organics regarding Block 4601; Lots 17 & 21, 960 Burnt Meadow Road for proposed mulching compost facility.
5. Copy of correspondence dated March 22, 2018 from Hydrotechnology Consultants regarding 19 Ringwood Lane, Block 3604; Lot 5, 21 Ringwood Lane, Block 3604; Lot 4, and 27 Ringwood Lane, Block 3604; Lot 2 with respect to the ground water contamination investigation at 2019 Greenwood Lake Tpk., for property owner Adelo Corporation. The referenced homeowners have not responded to requests for collection of samples from the respective potable wells; the correspondence requests cooperation with regard to the testing, and advises that the property owner of 2019 Greenwood Lake Tpk is entitled to pursue court ordered access to determine if unacceptable levels of COC’s are present in the groundwater of the properties.

Miscellaneous

1. Correspondence from the West Milford Historic Preservation Commission, dated February 20, 2018, acknowledging support for the Friends of Wallisch Homestead regarding submission of a Passaic County Open Space, Farmland and Historic Preservation Trust Fund Grant application.

2. HEPSCD Re-Certification of the soil erosion and sediment control plan, dated February 9, 2018, received for Vitale West Brook SFD, Block 5010; Lot 1, 1060 Westbrook Road; certification is valid through March 26, 2021.
3. Notification from the Passaic County Planning Board, dated February 5, 2018, advising that a site plan review was conducted for LSK Associates LLC, 100 Oak Ridge Road, Block 16005; Lot 13. Approval has been withheld pending receipt of: an updated survey, property and deed description, elevation profiles for the driveway, driveway striping compliance, parking allotment explanation, ROW width for Oak Ridge Road, positive drainage plan with no stormwater runoff into the county ROW, provide shade trees in mulch area, local and state approval for septic system, submission of corridor enhancement fee of \$1,927.00.

ADJOURNMENT

Prior to adjourning, the Board concurred that the next meeting would be held on either April 26 or May 3, 2018, based on whether the applications pending or carried will be heard. With no other matters to be brought before the Planning Board, Chairman Andrew Gargano **adjourned** the regular meeting of April 5, 2018 at 7:30 p.m. on a **motion** made by Glenn Wenzel with a **second** by Christopher Garcia.

Approved: May 24, 2018

Respectfully submitted by,

Tonya E. Cubby, Secretary