

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
April 5, 2018
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: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Warren Gross, Douglas Ott, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel.
Alternates: Steven Castronova, Michael Siesta.
Chairman: Andrew Gargano
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 – 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

Seeking: Major Soil Fill Permit for importing 2257 cubic yards of soil fill to a residential site, with a bulk variance requested for a proposed accessory structure where 1500 square feet is permitted and 1705 sq. ft. is proposed.

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

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

West Milford Board of Adjustment 2016 Annual Report – Pending review of the Ordinance Committee.

Bed & Breakfast and AirBNB Facilities – Pending review with Ordinance Committee.

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 February and March 2018.

MINUTES

Approval of Minutes from the March 1, 2018 Regular Planning Board meeting.

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

ADDENDUM TO AGENDA

Courtesy Review:

**WEST MILFORD HIGH SCHOOL FIELDHOUSE REPLACEMENT
WEST MILFORD HIGH SCHOOL GREENHOUSE REPLACEMENT
MACOPIN MIDDLE SCHOOL GREENHOUSE REPLACEMENT**