

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
APRIL 6, 2017
7:30 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, Andrew Gargano, Warren Gross, Douglas Ott, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova, Michael Siesta.
Board Attorney: Thomas J. Germinario, Esq.
Board Engineer: Paul Ferriero – Ferriero Engineering
Board Planner: Charles McGroarty – Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Inserra/West Milford LLC– Review minor waiver of condition of site plan approval in order to permit the applicant to pave a portion of the parking lot beyond the hours of construction that were stipulated in Resolution #2009-05, memorialized on February 5, 2009.

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 2017.

MINUTES

Approval of Minutes from the February 23, 2017 Regular Planning Board meeting.

Highlands Water Protection And Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. Suspected Hazardous Substance Discharge Notification, dated February 21, 2017, NJDEP Case Number 17-02-20-0913-25, with regard to 264 Marshall Hill Road, Block 6002; Lot 27, advising of a "Kerey Trecker" machine leaking a water soluble oil onto concrete. A moat was created to contain the oil spill and the substance was pumped back into the machine.
2. Notification of a Freshwater Wetlands General Permit #10A and Transition Area Letter of Exemption application, dated February 15, 2017, submitted to the NJDEP by PK Environmental for Thomas Berry, Snake Den Road, Block 11101; Lot 23.03, with regard to placement of 1,530 s.f. of pavement or other impervious surface (gravel) across wetlands for installation of a driveway to access a tree house.
3. No Further Action notification from the NJDEP, dated February 22, 2017, regarding 35 Lake Park Terrace, Block 4201; Lot 19, related to the removal of a 275 gallon #2 heating oil above ground storage tank.
4. Notification from Practical Environmental Solutions, dated February 17, 2017, to HJK Cleaners, 1590 Union Valley Road, Block 6401; Lot 1 regarding an investigation into groundwater contamination at the Belchers Run site located at 1592 Union Valley Road, NJDEP Preferred Identification #741599, advising that elevated levels of volatile organic compounds (VOCs) were detected in the groundwater, and requesting to perform a vapor intrusion evaluation at the cleaner's site. The evaluation will include collection of samples of the soil gas beneath the slab and indoor air for analysis of VOCs.
5. Correspondence received from Synergy Environmental, dated February 27, 2017, requesting water supply information for the Township's current and potential groundwater use to satisfy the NJDEP requirements with regard to a CEA and an environmental investigation for 2 Lakeside Drive (Lakeside Amoco), NJDEP PI#012599, Block 3509; Lot 16.
6. Freshwater Wetlands Transition Area Redevelopment Waiver, dated March 15, 2017, received from the NJDEP regarding Block 9302; Lot 16, Nosenzo Pond Park, regarding the rehabilitation of an existing athletic field, construction of a playground area, wood fiber walkway, chain link fence, removal of existing structures and pavements and placement of a porous paved parking area within existing disturbed areas under a FWTARW, with an expiration date of March 14, 2022.

7. Notification received from ADR Environmental, dated February 28, 2017, regarding 3520 Rt. 23, Block 16901; Lot 2, NJDEP SRP PI #90763 identifying 2 areas of concern with 2 550 Gal Leaded Gasoline UST removed in 2001. Site investigation confirmed soil contamination above the default impact to groundwater levels and groundwater contamination has been confirmed, with additional remedial investigations will be conducted.
8. No Further Action correspondence received from the NJDEP, dated March 21, 2017, regarding 58 Shadyside Road, Block 806; Lot 12, regarding the removal of a 550 gal UST.
9. Supplement to a Response Action Outcome received from the Environmental Group regarding ESCO Optics, 171 Oak Ridge Road, Block 15901; Lot 7, advising and correcting some administrative errors on the documents with regard to Communication Center # and ISRA Transaction notations.
10. Remedial Action Protectiveness/Biennial Certification Form for Groundwater received from Synergy Environmental, dated March 22, 2017, regarding Lakeside Amoco, 2 Lakeside Road, Block 3509; Lot 16, including Summary of Groundwater Sampling, Description of Maintenance and Evaluation for Wells, and Results of Well Search (The contaminate plume associated with the site is stable/decreasing and limited in extent. Previous groundwater modeling has shown that concentrations in groundwater are expected to migrate approximately 60 feet (25 feet past the property boundary).

Miscellaneous Correspondence – None.

ADJOURNMENT