

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

April 25, 2019

Regular Meeting

Vice Chairman Linda Connolly, presiding over the meeting in the absence of Chairman Christopher Garcia, opened the April 25, 2019 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, Ada Erik, Warren, Gross, Douglas Ott, Glenn Wenzel, Councilman Luciano Signorino, Scott Leonescu, Geoffrey Syme.

Absent: Steven Castronova, Matthew Conlon, Chairman Christopher Garcia, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Vice Chairman Connolly requested Scott Leonescu to sit on the Board for one of the absent Board Members and advised that a quorum was present to hold this regular meeting.

PUBLIC PORTION

The public portion was opened by Vice Chairman Connolly. With no one present wishing to address the Board, the public portion was **closed** on a **motion** by Ada Erik with a **second** by Councilman Lou Signorino.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

Resolution No. 2019-07

LAZARA FERNANDEZ – EMILIO HERNANDEZ

Major Soil Permit #PB-10-18-05

Block 5006; Lot 3

117 Rockburn Pass; R-4 Zone

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

Prior to approval of the resolution, Board Member Ada Erik inquired whether the applicant had complied with the HEPSCD conditions and the Board Secretary advised that this was one of the conditions of approval that the applicant will be advised of when they receive the memorialized resolution.

A **motion** was made by Scott Leonescu with a **second** by Vice Chairman Linda Connolly to **approve** the Resolution No. 2019-07 for the Fernandez-Hernandez Major Soil Fill Permit #PB-10-18-05.

Roll Call

Yes: Ada Erik, Warren Gross, Scott Leonescu, Vice Chairman Linda Connolly.

No: None.

Motion approved.

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

Revised Draft Short Term Rental Ordinance – The Board Secretary advised that the draft short term rental (STRP) ordinance and Board comments had been referred to the Governing Body for review and consideration. A meeting regarding this document was held recently with various Township Departments and Divisions and also referred to the Township Attorney for assessment.

MISCELLANEOUS

Invoices

There were no invoices from the Planning Board professionals for approval.

MINUTES

The Minutes from the April 4, 2019 regular meeting were **unanimously approved** by the Board Members who were present at that meeting, on a **motion** by Ada Erik and a **second** by Warren Gross.

CORRESPONDENCE RECEIVED:

The following correspondence items were reviewed and filed:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. NJDEP No Further Action correspondence, PI#802341, dated April 5, 2019, received for 84 Circle Drive, Block 16307; Lot 14, regarding the removal of one 550 gallon #2 HO UST.
2. NJDEP No Further Action correspondence, PI#751397, dated April 2, 2019, received for 31 Board Road, Block 4005; Lot 3, regarding the removal of one 1,000 gallon #2 HO UST.
3. Suspected Hazardous Substance Discharge Notification, dated April 5, 2019, NJDEP Case #19-04-04-1113-55, PI# 007803, for 2899 Route 23, Block 15505; Lot 1, regarding soil contamination (lead) found during remedial investigation.
4. NJDEP Freshwater Wetlands General Permit #8, dated April 4, 2019, received for Michael Darmstatter, 151 Lincoln Avenue, Block 6403; Lot 1.01, for an after-the-fact permit authorization for the permanent disturbance of 0.010 acres (454 SF) of freshwater wetlands transition area for the construction of a garage; expiration date April 3, 2024.
5. NJDEP Dam Safety and Flood Control Permit #1569, dated April 3, 2019, received for City of Newark, Dept. of Water and Sewer Utilities, regarding repairs that will be made to the Cedar Pond Dam located across a tributary to Clinton Brook within the Township of West Milford.
6. NJDEP Dam Safety and Flood Control Permit #1568, dated March 26, 2019, received for City of Newark, Dept. of Water and Sewer Utilities, regarding repairs that will be made to the Hanks Pond Dam located across a tributary to Clinton Brook within the Township of West Milford.
7. NJDEP Dam Safety and Flood Control correspondence, dated April 12, 2019, received for Hands In 4 Youth, regarding the Henion Pond Dam, NJ Dam File #22-18, advising that the Division will allow the lake level to be raised provided the excavation of the dam crest is staged to minimize the duration of vulnerability and should not begin until the proposed work on the downstream slope is completed. All conditions of Dam permit #1469 remain in effect and no modifications to the approved plans may be undertaken unless submitted and approved by the Dept.

Miscellaneous Correspondence

1. HEPSCD certification of a soil erosion and sediment control plan, dated March 5, 2019, received for Carolyn Gagas, 40 Sanders Court, Block 10603; Lot 1, regarding a pond dredging project on the subject property.
2. HEPSCD certification of a soil erosion and sediment control plan, dated March 13, 2019, received for Kenneth LaPlaca, 859 Macopin Road, Block 14301; Lot 24 for a garage and dwelling addition.

3. HEPSCD certification of a soil erosion and sediment control plan, dated March 13, 2019, received for Frank Guiliano, 33 Reidy Place, Block 3503, Lot 8.

ADJOURNMENT

Prior to adjourning, Vice Chairman Linda Connolly advised that the next regular meetings were scheduled for May 2, 2019 and May 23, 2019. With no new applications ready for hearings before the Board, the Board Members concurred that the May 2, 2019 meeting should be cancelled. The Kingwood Flex LLC site plan application for a proposed Dollar Tree retail business is currently under review by the Planning Board professionals, and once declared complete, will be scheduled for a hearing.

With no other matters to be brought before the Planning Board, Vice Chairman Linda Connolly **adjourned** the regular meeting of April 25, 2019 at 7:10 p.m. on a **motion** made by Ada Erik with a **second** by Glenn Wenzel.

Approved: May 23, 2019

Respectfully submitted by,

Tonya E. Cubby, Secretary