

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**May 23, 2019**

**Regular Meeting**

Chairman Christopher Garcia opened the May 23, 2019 regular meeting of the West Milford Planning Board at 7:20 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Matthew Conlon, Chairman Christopher Garcia, Douglas Ott, Geoffrey Syme, Glenn Wenzel.

**Absent:** Steven Castronova, Linda Connolly, Ada Erik, Warren Gross, Scott Leonescu, Councilman Luciano Signorino, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Garcia requested Matthew Conlon 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 Chairman Garcia. With no one present wishing to address the Board, the public portion was **closed** on a **motion** by Glenn Wenzel with a **second** by Matthew Conlon.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**PENDING APPLICATIONS** – None.

**MEMORIALIZATIONS**

**RESOLUTION 2019-08**

**ENVIRONMENTAL CONSTRUCTION CO.**

**Extension of Minor Subdivision & Bulk Variance Approval #PB-01-18-02**

Block 4106; Lot 1

99 Long Pond Road; LR Zone

**Granted:** Extension of Time to file deeds for the approved Minor Subdivision and Bulk Variance for the subdivision of an existing lot into two individual building lots for proposed single family dwellings.

*This Minor Subdivision was approved on January 3, 2019, with deeds to be filed by July 12, 2019. The applicant is required to obtain of a Letter of Interpretation–Line verification and Transition Area Waiver from the NJDEP required as a condition of minor subdivision approval. Application has been made to the NJDEP.*

A **motion** was made by Geoffrey Syme with a **second** by Glenn Wenzel to **approve** Resolution No. 2019-08 for the Extension to File Minor Subdivision Deeds for Environmental Construction Co., application #PB-01-18-02.

**Roll Call**

**Yes:** Chairman Christopher Garcia, Douglas Ott, Geoffrey Syme, Glenn Wenzel.

**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**

**MISCELLANEOUS**

**Invoices**

The invoices for the months of March and April from the Planning Board professionals were **unanimously approved** on a **motion** Matthew Conlon, with a **second** by Geoffrey Syme.

**MINUTES**

The Minutes from the April 25, 2019 regular meeting were **unanimously approved** by the Board Members who were present at that meeting, on a **motion** by Glenn Wenzel and a **second** by Douglas Ott.

**CORRESPONDENCE RECEIVED:**

*The following correspondence items were reviewed by the Board:*

**Highlands Water Protection and Planning Act Correspondence**

1. None.

**NJ Department of Environmental Protection Correspondence**

1. NJDEP Groundwater Remedial Action Permit, SRP Program Interest (PI) #001649, RAP #190001, dated April 24, 2019, received for Getty Properties Corp. and Frank Kasabri, Dena Car LLC, 2048 Route 23, Block 14104; Lot 2, requiring the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the on-going ground water remediation. A classification Exception Area/Well Restriction Area has been established for the site and is consistent with the attached CEA/WRA Fact sheet. Ground Water Monitoring and Reporting Requirement outlined in the correspondence.

2. NJDEP Suspected Hazardous Substance Discharge Notification dated April 30, 2019 received for 16 Greenbrook Drive, Block 6703; Lot 4 regarding the removal of one 1000 gallon UST, with clean-up pending.
3. Flood Hazard Area Individual Permit and Freshwater Wetlands Permit #13-Correction on Condition 9, File # 1615-19-0006.1 regarding Block 10603; Lot 1, 40 Sanders Court, for the dredging of a residential pond. “The wetlands affected by this permit authorization are of intermediate resource value and the standard transition area or buffer required adjacent to these wetlands is 50 feet respectively.” The permit expiration date remains at April 14, 2024.
4. Correspondence from EcolSciences, Inc. dated May 3, 2019, advising of a NJDEP Letter of Interpretation Line Verification and Transition Area Waiver application being submitted for Environmental Construction Co., Block 4106; Lot 1, to verify the delineated limits of wetlands adjacent to the referenced site which is proposed for two single family residences.
5. NJDEP Flood Hazard Area Extension, File #1615-11-0003.1 FHA 190001, dated May 2, 2019, regarding a FHA Verification for a riparian zone along an unnamed tributary to Belchers Creek within Lot 4.02, Block 5306. All conditions of the original permit will remain and the permit will expire on March 10, 2024.
6. Notification from McKittrick Engineering , dated May 5, 2019, regarding a Statewide General Permit for Sokoly Residence, Block 8201; Lot 16, regarding the installation of a new septic system in a wetlands transition area.
7. NJDEP No Further Action dated May 8, 2019 received for 62 Wayside Rd, Block 806; Lot 16, regarding the removal of one 550 gallon #2 HO UST.
8. NJDEP No Further Action dated May 8, 2019 received for 754 Warwick Tpk., Block 1802; Lot 1, regarding the removal of a 275 gallon #2 HO AST.

### **Miscellaneous Correspondence**

1. New Jersey Forestry Association Upcoming Programs.
2. NJPO Final Spring Class for Mandatory Training – June 8, 2019 Sayreville Fire Academy.

### **ADJOURNMENT**

Prior to adjourning, Chairman Christopher Garcia advised that the next regular meetings were scheduled for June 6 and June 27, 2019. Since there were no new applications ready for hearings before the Board, the Board Members concurred that the June 6, 2019 meeting should be cancelled and the next meeting will be held on June 27, 2019 so that invoices can be paid. The Board Secretary reported that the Kingwood Flex LLC site plan application for a proposed Dollar Tree retail business at the Belchers Run shopping center was declared incomplete following the first review, and we are waiting for further document submissions and revised plans for a second completeness review.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of May 23, 2019 at 7:32 p.m. on a **motion** made by Matthew Conlon with a **second** by Glenn Wenzel.

Approved: June 27, 2019

Respectfully submitted by,

Tonya E. Cubby, Secretary