

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
May 24, 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 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 by the Ordinance Committee.

Bed & Breakfast and AirBNB Facilities – Pending review by the 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 March and April 2018.

MINUTES

Approval of Minutes from the April 5, 2018 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Correspondence from the Highlands Council, dated May 4, 2018, regarding Randa Investments, Block 7601; Lot 2, Union Valley Road, with respect to an application to the Board of Adjustment for a Use Variance for the construction of 10 townhouses in the Village Commercial Zone. The Highlands Council advised that if the Use Variance is granted, a full Consistency Determination may be required. If the applicant applies for an Exemption and the project does not qualify, the applicant will need to apply for a Highlands Preservation Area Approval with Waiver from the NJDEP and Highlands Council, as well as a Brownfield Redevelopment Area designation.
2. Correspondence from the Highlands Council, dated May 4, 2018, regarding Randa Investments LLC, Block 7601; Lot 2, 1463 Union Valley Road, advising that the Council is closing the previously submitted application for a Highlands Redevelopment Area designation which had originally proposed a mixed use building for the site.

NJ Department of Environmental Protection Correspondence

1. Application for a NJDEP Freshwater Wetlands Letter of Interpretation and Transition Area Waiver, dated April 19, 2018, received for Block 16052 and Lot 3, 250 Oak Ridge Road for Lakeland Bank regarding the expansion of an existing parking lot and associated site improvements.
2. Correspondence received from John Moyle of the NJDEP, dated April 13, 2018, regarding Hank’s Pond Dam, NJ File No. 22-242, advising that the correct contact information must be included on the Emergency Action Plan (EAP), with corrections to be submitted by May 15, 2018.

3. Hazardous Substance Discharge Notice received from the NJDEP, dated April 25, 2018, regarding 29 Larchmont Drive, Block 409; Lot 16, for the removal of a 550 gal UST, with clean up pending.
4. Application to the NJDEP from PSE&G, dated April 2018, regarding a Freshwater Wetlands Permit, Flood Hazard Area Permit and Water Quality Certification regarding the BPU and NERC Vegetation Maintenance Compliance Project.
5. Hazardous Substance Discharge Notice received from the NJDEP, dated April 10, 2018, regarding 1911 Union Valley Road, for antifreeze and motor oil materials spilled as a result of a motor vehicle accident.
6. No Further Action notice received from the NJDEP, dated April 27, 2018, regarding 14 Upper High Crest Road, Block 13103; Lot 8, for the removal of one 550 gal #2 H.O. UST.
7. Notification from the NJDEP Division of Dam Safety & Flood Control, dated May 14, 2018, regarding the Upper Mount Glen Lake Dam, File # 22-101, advising the Mt. Glen Lakes Association that the dam safety report submitted for 2018 is incorrect, and further advising that the structure will be assigned a POOR condition assessment, with a dam safety permit application submitted by July 1, 2018.
8. Draft NJ Pollutant Discharge Elimination System (NJPDES) Ground Water Renewal Permit Action correspondence received from the NJDEP, dated May 10, 2018, for Suez Water-West Milford regarding Bald Eagle Manor, Richmond and Morsetown Roads, Block 5501; Lot 22, Permit # NJ0081914, PI ID #47192, with respect to the Underground Injection Control (UIC) Sanitary system.
9. Application to the NJDEP for a Flood Hazard Area General Permit, dated May 1, 2018, received from MCB Engineering Associates LLC, regarding Antonucci Property, Cherry Ridge Road, Block 101; Lot 29, regarding the construction of a single family dwelling, septic system, well and driveway.

Miscellaneous

1. Notification from Randa Investment regarding a Use and Bulk Variance application hearing scheduled for May 22, 2018 at 7:30 pm before the Board of Adjustment.
2. New Jersey Planner publication for March–April 2018.
3. HEPSCD certification of the soil erosion and sediment control plan, dated April 24, 2018, regarding the Bald Eagle Village Disposal Field Replacement on Beacon Hill Road, Block 7801; Lot 66

ADJOURNMENT