

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
May 28, 2015
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 can 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, Councilwoman Ada Erik, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Michael Siesta, Steven Castronova.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

PRESENTATIONS – None.

APPLICATIONS – None.

MEMORIALIZATIONS

****RESOLUTION NO. 2015 –
RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD
ADOPTING THE LAND USE PLAN ELEMENT OF THE TOWNSHIP OF WEST
MILFORD MASTER PLAN***

****(This matter has been carried in order to permit a review by the Zoning Board of Adjustment as requested by the Planning Board and Township Council)***

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT –

BOARD ATTORNEY'S REPORT –

BOARD ENGINEER'S REPORT –

MISCELLANEOUS

Approval of invoices from Planning Board Professionals for the month of April 2015.

MINUTES

Approval of Minutes from the December 4, 2014 and March 26, 2015 Regular Meetings.

Highlands Water Protection And Planning Act Correspondence

1. Highlands Exemption #4 and WQMP Consistency Determination received from the NJDEP, dated May 18, 2015 for Inserra-West Milford–Shop Rite, 9-27 Marshall Hill Road, Block 6303; Lots 15 & 16, regarding the proposed renovation and expansion of the existing movie theater to accommodate a TJ Maxx department store.

NJ Department of Environmental Protection Correspondence

1. Compliance Status Letter, dated April 7, 2015, received from the NJDEP regarding 3 Momentos, 374 Morsetown Road, Block 4701; Lot 38.02, with respect to the August 31, 2010 Notice of Violation, and a meeting on May 30, 2014 following receipt of a site plan dated February 2012 depicting changes in impervious cover between 2003 and 2012. The owner was advised that the impervious cover does not appear to exceed 125% of impervious cover that existed in August 2004, so there is no violation of the Highlands Act. All other requirements as a result of the NOV must be restored as outlined in the correspondence, including removal of all fill from the watercourse, trees to be removed from the fill area and replaced after final topography is restored and final grading is complete, all disturbed soils shall be stabilized with seed and straw, installation of 5 red maple and 5 black oak trees within the restoration area, with all restoration to be completed no later than November 1, 2015.

2. No Further Action Letter received from the NJDEP, dated May 14, 2015, regarding removal of a 550 gallon # 2 H.O. U.G.S.T. for DePeola, 55 Wayside Road, Block 801; Lot 1.

3. Notification from the NJDEP – Bureau of Dam Safety & Flood Control for Forest Hill Park Dam, c/o Sean Clark, 32 Peach Lane, NJ Dam File No. 22-51, advising that the 2015 Regular Dam Safety Inspection Report and their records indicate that that the dam was in Satisfactory condition with minor repairs and maintenance recommended. The Operation and Maintenance Manual and Emergency Action plan updates are to be submitted by July 31, 2015, and advising that Class II Dams are required to be inspected every two years.

4. No Further Action Letter received from the NJDEP, dated May 1, 2015, regarding removal of a 550 gallon #2 H.O. U.G.S.T. for Schopp, 2 Arundel Road, Block 8802; Lot 4.

5. No Further Action Letter received from the NJDEP, dated May 4, 2015, regarding removal of a 550 gallon # 2 H.O. U.G.S.T. for Hoon, 17 Mallory Road, Block 13101; Lot 1.

6. Notification from the NJDEP, dated May 6, 2015 for the Former Shell Service Station, 2771 (2731) Route 23, Block 14604; Lot 1, advising that a Classification Exception Area/Well Restriction Area was established for ground water at the site due to the contamination that exceeds the Ground Water Quality Standards. Remediation of the contamination at the site is planned, and attainment of GWQS will be confirmed through sampling; the CEA/WRA may be revised to upon relevant data reflecting ground water conditions.

7. Notification from HCI (Hydrotechnology Consultants Inc.), dated May 14, 2015, to DeMaio, 27 Ringwood Lane, Block 3604; Lot 2, regarding an investigation of ground water contamination at 2019 Greenwood Lake Tpk., for Adelo Corporation. Elevated levels of COC's (contaminants of concern) were detected in groundwater at the 2019 Greenwood Lake Tpk. site, necessitating collection of water samples from nearby potable wells to determine if they have been impacted from the contamination at 2019 Greenwood Lake Tpk. HCI requested completion of a questionnaire prior to the water sampling. Sampling is proposed to occur between June and July 2015, with all potable well sampling results being provided to the NJDEP; information from the sampling results will be available to any interested party from the NJDEP.

8. Treatment Works Approval Public Notification, dated May 6, 2015, received from Houser Engineering LLC for 81 Forest Lake Drive, Block 4301; Lot 17, regarding the construction of a individual subsurface sewage disposal system.

Miscellaneous Correspondence Received/Sent

1. Notification from Passaic County Planning Department, dated April 29, 2015, to the West Milford Zoning Board of Adjustment and Planning Board regarding Greenwood Lake 2 – NYSMSA Verizon Wireless, for Block 3101; Lots 7, 8, 9, (325 Lakeside Road), for a proposed telecommunication tower, advising that approval has been withheld pending receipt of additional information including proposed new impervious cover, drainage report, identification of proposed improvements to gravel road, frequency of use of boat storage that is onsite, encroachment easement for bath house or remove from County ROW, and a deposit of \$5,000 to County Corridor Enhancement Fund.

2. H.E.P.S.C.D. certification, dated April 16, 2015, of the Soil Erosion and Sediment Control Plan prepared by Steve Edmond, P.E., County of Passaic, for the Marshall Hill Road Culvert Replacement 1600-282, Block 5708 and 6303, Lot ROW, certifying the plan dated March 2015 for 3.5 years.

3. Notification from the New York/New Jersey Trail Conference regarding the recent publication of "Hikes in Harriman..." highlighting hikes in Harriman and Bear Mountain State Parks, available for purchase.

ADJOURNMENT

Addendum to Agenda

TOWNSHIP OF WEST MILFORD PLANNING BOARD

**May 28, 2015
REGULAR MEETING**

Following is a list of additional correspondence received for the Planning Board:

A – 1. Administrative Order for the West Milford Municipal Utilities Authority, dated April 28, 2015, from the NJDEP – Northern Bureau of Water Compliance and Enforcement, advising that the WM MUA is entitled to request an administrative hearing regarding the findings and orders included in the Administrative Order for their 1 public non-community and 7 public community water systems.

A – 2. No Further Action Letter, dated April 14, 2015, from the NJDEP, regarding removal of a 550 gal UGST at 30 Glen Ridge Road, Block 1802; Lot 23.

A – 3. Ordinance No. 2015 – 003 for the Township of West Milford, Renaming a Portion of Dockerty Hollow Road to Arnold Road, adopted April 22, 2015, effective May 12, 2015.