

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

June 4, 2020

7:00 p.m.

Virtual Meeting - Zoom

Due to the social distancing requirements as a result of Covid-19, and in accordance with the New Jersey Open Public Meetings Act N.J.S.A. 10:4-8(b), this regular meeting of the West Milford Planning Board will be conducted by electronic means via Zoom. The Board Secretary may be contacted by phone at 973-728-2798 or at planningboard@westmilford.org during regular office hours. TO ACCESS THE PLANNING BOARD VIRTUAL MEETING, PLEASE USE THE FOLLOWING LINK, ID, AND PASSWORD:

West Milford Planning Board

Regular Meeting

Jun 4, 2020 07:00 PM Eastern Time (US and Canada)

Meeting ID: 916 2811 9109

Meeting Password: 713468

Invite Link

<https://zoom.us/j/91628119109?pwd=dzNoWWWhZR0V3RTR5ZWw5bStrVIRLUT09>

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:	Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Councilman Warren Gross, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel
Alternates:	Alt. #1 Michael DeJohn, Alt. #2 Michael Chazukow
Chairman:	Christopher Garcia
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 – None.

MEMORIALIZATIONS

Resolution No. 2020-08

HOLLFELDER, BRIAN & FRANCES

Minor Subdivision & Bulk Variances #PB-01-20-01

Block 16006; Lots 6 & 1.02

31 Harrison St & 36 Grove St; R-4 Zone

Granted: Minor Subdivision approval for a lot line adjustment between two pre-existing non-conforming lots by subdividing a portion of Block 16006, Lot 1.02 and transferring it to Lot 6, with bulk variances noted for minimum lot area, minimum lot frontage and building coverage. No new construction is proposed.

NEW OR ONGOING BUSINESS

Highlands Economic Development Study – Update at subsequent meetings.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices

Approval of Planning Board professionals’ invoices.

MINUTES

Approval of Minutes from the February 27, 2020 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

None.

NJ Department of Environmental Protection Correspondence

1. Correspondence dated Feb. 26, 2020 from Boswell Engineering to Suez Water and Sewer, transmitting Certification of Completion regarding Treatment Works Approval (TWA) Permit No. 95-9911-4, for the Village on Ridge Subdivision.
2. No Further Action notification received from the NJDEP, dated February 19, 2020, regarding the removal of a 275 Gal #2 H.O. AST at 6 Emerson Rd., Block 2511; Lot 5.
3. No Further Action notification received from the NJDEP, dated March 4, 2020, regarding the removal of a 550 Gal #2 H.O. UST at 30 Edgecumb Rd., Block 7002; Lot 5.
4. Correspondence dated March 5, 2020 from the NJDEP Division of Dam Safety, to Bald Eagle Village Condominium Assoc., regarding Pettet Pond Dam, NJDEP Dam No. 22-293, approving the Modification in Detail to Dam Permit #1560, dated February 18, 2020 by

Morris Engineering LLC regarding the proposed low level outlet modifications for the dam repairs that include an 8" ductile iron pipe and 8" gate valve.

5. Suspected Hazardous Discharge Notice from the NJDEP, dated March 10, 2020, regarding a release due to a leaking transformer in the area of 751 Westbrook Rd., with clean up pending.
6. Suspected Hazardous Discharge Notice from the NJDEP, dated March 21, 2020, regarding a report of soil contamination of arsenic pentoxide solid from an unknown source at Kitchell Lake Drive on January 29, 2020.
7. Suspected Hazardous Discharge Notice from the NJDEP, dated April 14, 2020, regarding a report of a possible diesel fuel spill from a heavy duty forklift in the vicinity of Sunset Lane and Pinecliff Lake Drive on April 13, 2020.
8. Suspected Hazardous Discharge Notice from the NJDEP, dated March 19, 2020, regarding Crescent Park WWTP, advising that a reading of 3.74 MG/L exceeded the permitted phosphorous level of 2 MG/L.
9. Suspected Hazardous Discharge Notice from the NJDEP, dated March 19, 2020, regarding Bald Eagle Commons WWTP, advising that a reading of 12.50 MG/L for total nitrogen exceeded the permitted level of 10 MG/L.
10. Suspected Hazardous Discharge Notice from the NJDEP, dated March 19, 2020, regarding Awosting WWTP, advising that a reading of 4.1150 MG/L for total phosphorous exceeded the permitted level of 2 MG/L.
11. Suspected Hazardous Discharge Notice from the NJDEP, dated March 19, 2020, regarding Highview WWTP, advising that a reading of 3.64 MG/L for total phosphorous exceeded the permitted level of 2 MG/L, a reading of 4.50 MG/L for dissolved oxygen did not meet the standard of 6 MG/L, and a reading of 2240 for E. Coli exceeded permitted levels of 126#/100 ML.
12. Notification from the NJDOT, dated March 9, 2020, advising that an application for an NJDEP FHA GP 3 and a FW GP 20 will be submitted for the installation of riprap around the Route 23 Bridge over the Pequannock River (MP 25.52) due to the bridge's critical scour, requiring additional riprap along the upper slope and in freshwater wetlands and State open waters.
13. Response Action Outcome correspondence, dated March 24, 2020, received from EcolSciences Inc., regarding Sully's Marine, LLC, 240 Lakeside Rd., Block 3202; Lot 5, Scope of Remediation - AOC 1: 2,500 Gal Gasoline UST, AOC 2: 1,000 Gal Gasoline UST.
14. Correspondence from Cramer Ecological Services LLC, dated April 1, 2020, advising of an application to be submitted to the NJDEP for a Statewide GP #24 for the repair/replacement of a malfunctioning ISSDS for Keith Woods, 260 Weaver Rd., Block 12402; Lot 2.
15. Correspondence from the NJDEP, dated April 24, 2020, regarding the proposed repair/replacement of an existing septic system at 260 Weaver Rd., Block 12402; Lot 2, along Clove Brook, advising that the proposed project qualifies for a Flood Hazard Area Permit By Rule since no activity is proposed in the flood hazard area and all activity in the stream's riparian zone is in an actively disturbed area.
16. NJDEP correspondence regarding Incident #746166, dated April 30, 2020, with respect to KWWM Joint Ventures LLC, Block 8201 Lot 14, advising that during an off-site

evaluation, it appeared that tree removal occurred on, or adjacent to, the subject site where freshwater wetlands and freshwater wetland transition areas may exist.

17. Suspected Hazardous Discharge Notice from the NJDEP, dated May 1, 2020, regarding 29 Evergreen Rd., with respect to the release of 2 gals of Non PCB Transformer Oil, impacting a storm drain; replacement in process.

18. Notification from Houser Engineering, dated May 18, 2020, advising of an application for a FW GP 24 being submitted to the NJDEP for 9 Banker Road, Block 1001; Lot 37, for the repair of an existing septic system.

19. NJDEP GP 24, dated 05-22-20, issued for 103 Marshall Hill Rd., Block 6303; Lot 3.01 for the repair to a malfunctioning septic system.

Miscellaneous Correspondence

1. Correspondence from the County of Passaic, dated February 28, 2020, advising that conditional approval was granted to ABDD LLC, Dunkin Walk In Freezer, 1521 Union Valley Road, Block 7621; Lot 2 pending receipt of the corridor enhancement fee, installation of a stop sign, stop bar, and double yellow centerline at the site driveway, re-striping crosswalk, and repainting various other traffic related indicators at the site. Subsequent correspondence indicated that the conditions have been satisfied/met.

2. Public Notification from Suez Water NJ, received May 15, 2020, advising that a FW GP 12 will be submitted to the NJDEP regarding the proposed geotechnical soil borings at the Highview Acres, Olde Milford Estates and Bald Eagle Village wastewater treatment sites to obtain geological data to make design decisions for the eventual reconstruction of the treatment facilities. Borings will occur within Suez Water NJ property, located within the 150 ft. transition area, with no borings to be taken from wetlands areas.

ADJOURNMENT