

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

June 23, 2016

Regular Meeting

Chairman Christopher Garcia opened the June 23, 2016 Regular Meeting of the West Milford Planning Board at **7:32 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Steve Castronova, Linda Connolly, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Lou Signorino, Glenn Wenzel, Chairman Christopher Garcia.

Absent: Geoffrey Syme, Alt #2 Edward Rosone, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Chuck McGroarty.

Chairman Garcia advised that the Board professionals were excused from attending this meeting. He requested Steven Castronova to sit on the Board for Geoffrey Syme, and announced that a quorum was present.

PUBLIC PORTION

Chairman Garcia opened the meeting for public comment. With no one present wishing to address the Planning Board on matters other than those pending or those on the current agenda, the public portion was **closed** by unanimous vote on a **motion** by Douglas Ott, with a **second** by Councilman Lou Signorino.

APPLICATIONS – None.

NEW APPLICATIONS – None.

MEMORIALIZATIONS

RESOLUTION NO. 2016-11

AWOSTING ASSOCIATION, INC.

Amended Preliminary & Final Site Plan #PB-03-16-01

Block 4105; Lot 1

Long Pond Road; LR Zone

Granted: Amended Preliminary and Final Site Plan approval for Awosting Association Inc. regarding the construction of a new lake community clubhouse, amending the previously approved Planning Board Preliminary and Final Site Plan application #0820-0320, approved on January 3, 2013 by Resolution No. 2013-05.

Motion by Steven Castronova, with a **second** by Councilman Lou Signorino to **approve** Resolution No. 2016-11 for the Awosting Association's Amended Preliminary and Final Site Plan application #PB-03-16-01.

Roll Call:

Yes: Mayor Bettina Bieri, Steven Castronova, Councilman Lou Signorino, Chairman Christopher Garcia.

No: None.

Motion approved.

NEW OR ONGOING BUSINESS – Chairman Garcia advised that the Ordinance Committee met in April and discussed several matters including lot line adjustment, invasive plant species, and amendments to the aquifer testing ordinance. He will forward the information to the Board Secretary so a memo can be sent to the Board Attorney, Planner and Hydrogeologist.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Approval of Invoices

The Invoices from the Planning Board professionals for the months of May 2016 were **unanimously approved** on a **motion** by Andrew Gargano and a **second** by Mayor Bieri.

MINUTES

The Minutes from the Planning Board regular meeting of May 26, 2016 were **unanimously approved** by all those present at the subject meeting on a **motion** by Steven Castronova with a **second** by Councilman Lou Signorino.

CORRESPONDENCE

The following correspondence was reviewed by the Board and filed:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Notification of approval, with conditions, from the NJDEP, dated May 19, 2016, regarding the Henion Pond Dam, NJ File #22-18, referencing the proposed interim repair work outlined in a letter by Civil Dynamics, and advising that all work performed must be completed by May 31, 2016.
2. No Further Action notification from the NJDEP, dated May 18, 2016, for the removal of three 275 gal heating oil UGST for 39 Wayside Road, Block 811; Lot 3, and advising that all monitoring wells should be properly decommissioned.
3. EA/WRA Fact sheet Form, dated May 22, 2016 received from CVCC Envirotech Consultants LLC regarding 3023 Rt. 23 LLC (aka Pazak Service Station), Block 16001; Lot 9, indicating that benzene was “Non Detect” in concentration.
4. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding the Upper and Lower Crest Lake Dams (#22-333, #22-334), advising that the conceptual design for the Upper Crest Lake Dam by raising the crest by 2.2 ft., rebuilding the primary spillway weir to original with training walls to support embankment raise, and constructing gabions to protect the downstream channel is acceptable to bring it into compliance with dam safety standards, with a permit required. The Lower Crest Lake Dam conceptual design raising the crest by 2.1 ft., widening the primary spillway weir, constructing training walls to support embankment raise, and constructing gabions to protect downstream channel is acceptable to bring the dam into compliance, with permits required prior to modifications commencing. Several additional conditions were noted.
5. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding Henion Pond Dam, NJ File # 22-18, advising that the dam was found to be in unsatisfactory condition, with maintenance and construction required. Also advising that the Emergency Action plan must be updated by June 15, 2016, with construction to start no later than September 30, 2017, and the next regular inspection to be performed by March 16, 2018. With regard to the request for a 6” increase in the lake level during the summer season, the Bureau of Dam Safety is permitting installation of one six inch high stop log in each spillway section from May 25, 2016 to September 15, 2016, provided that all the conditions outlined in the May 6, 2016 correspondence from Civil Dynamics are met, along with quarterly updates starting July 1, 2016.
6. Copy of correspondence from Ferriero Engineering dated June 1, 2016 to the NJDEP regarding revised plans for the Special Activity Transition Area Waiver for Redevelopment for Nosenzo Pond Park, Block 9302; Lot 16.
7. GP# 25 received from the NJDEP, dated May 11, 2016, received for Schaper, 41 West Shore Road, Block 5708; Lot 28, for a malfunctioning septic system.
8. Notification from Civil Dynamics, dated June 10, 2016, advising that a Statewide General Permit application is being submitted to the NJDEP for the decommissioning of the Green Valley Lake - Front Dam, on property owned by Kerry Greene, 267 Wooley Road.
9. Correspondence from the NJDEP, dated June 9, 2016, regarding the Carpi Lake Dam, NJ Dam File No. 22-129, advising that the 2015 Inspection Report from Jaman Engineering found the dam to be in FAIR condition, with maintenance and repairs necessary, and requesting the following: 1. Submission of an engineering report addressing the low level outlet and repairs that were completed without authorization, review of the capacity of the pipe (pre vs post conditions) with recommended modifications, to be submitted by August 1,

2016; 2. Updated flowchart and change of ownership for emergency notification on the Emergency Action Plan (EAP) must be submitted by August 1, 2016.

10. Notification from McKittrick Engineering, dated June 7, 2016, advising that a State General Permit #25 will be submitted to the NJDEP for Telford residence, 40 Riverside Road, Block 2405; Lot 2, regarding the installation of a septic system in a wetlands transition area.

11. Notification from McKittrick Engineering, dated June 7, 2016, advising that a State General Permit #25 will be submitted to the NJDEP for Bryan residence, 1920 Clinton Road, Block 301; Lot 7, regarding the installation of a septic system in a wetlands transition area.

12. NJDEP notification, dated 05-12-16, regarding Lakeland Bank, 1943 Union Valley Road, Block 3504; Lot 1, with respect to the overfilling of #2 Heating Oil into an above ground storage tank, with clean up in progress.

13. NJDEP notification, dated 06-10-16, regarding 162 Long Pond Road, Block 4101; Lot 5, with respect to the removal of a 550 gal #2 heating oil, with clean up complete.

Miscellaneous Correspondence Received/Sent

1. None.

ADJOURNMENT

Prior to adjourning, the Board concurred that the July 7, 2016 Planning Board meeting should be cancelled. With no other matters to be brought before the Planning Board, Chairman Garcia **adjourned** the Regular meeting of June 23, 2016 at **7:47 p.m.** on a **motion** made by Andrew Gargano and a **second** by Councilman Lou Signorino.

Approved: August 4, 2016

Respectfully submitted by,

Tonya E. Cubby, Secretary