

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**June 25, 2020**

**Regular Meeting – Via Zoom**

Complying with the social distancing requirements due to Covid-19, this meeting was conducted virtually via Zoom. Chairman Christopher Garcia opened the June 25, 2020 regular meeting of the West Milford Planning Board at 7:05 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Linda Connolly, Councilwoman Ada Erik, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia, Alt # 1 Michael DeJohn, Alt #2 Michael Chazukow, Board Planner Jessica Caldwell.

**Absent:** Steven Castronova, Councilman Warren Gross, Board Attorney Thomas J. Germinario, Board Engineer Paul Ferriero.

Chairman Christopher Garcia requested Michael DeJohn and Michael Chazukow to sit in for the regular members who were absent, and advised that a quorum was present to hold this regular meeting.

**PUBLIC PORTION**

The public portion was opened by Chairman Christopher Garcia. With no members of the public wishing to address the Board, the public portion was **closed** on a **motion** by Linda Connolly with a **second** by Geoffrey Syme.

**APPLICATIONS** – See Courtesy Reviews.

**COURTESY REVIEWS**

**West Milford Public Schools Solar Projects - EZnergy**

James Brown, of EZnergy, was present to review the proposals for installation of roof top solar panels on three West Milford schools: Paradise Knoll, Apshawa, and Upper Greenwood Lake. He noted that this is the second phase of installation for the West Milford School district. As indicated in a previous discussion on the installation of the solar units at the High School, Macopin Middle School (carport solar units), Maple Road School, as well as the Bus Depot, the district does not pay for the solar units. Beginning with a 15 year financing contract and no upfront costs, there is a projected savings of 2 million dollars in energy costs over the lifetime of the units. Mr. Brown advised that this second phase was delayed so that roof repairs could be completed prior to the solar panel installations. Following clarification for several Board members on the location of the solar panels in relation to exposure to the sun, the Board expressed their endorsement of the local public schools solar projects.

**MEMORIALIZATIONS** – None.

## **NEW OR ONGOING BUSINESS**

**Highlands Economic Development Study** – Jessica Caldwell, Board Planning, provided an update to the Board on the Highlands Economic Development Study. She noted that documents were being prepared for the Master Plan Committee to review. Some of the entities that will be provided with a survey will include the Environmental Commission, Economic Development Commission, Chamber of Commerce, as well as residents in the Township. Ms. Caldwell reported that an overview has been completed, as well as a market and a demographic analysis. She suggested that the Master Plan Committee meet either via Zoom or in person prior to the next Planning Board meeting. She noted that the public outreach portion of the plan was due to progress. Chairman Garcia commented that Ms. Caldwell conducted an extensive amount of research that will enable her to provide the Master Plan Committee with the information needed to effectively perform outreach into the community. Meetings with the community stakeholders is the next step, and the Board noted that several organizations should be added, including Friends of Long Pond Ironworks, the West Milford Heritage Committee & Museum, and Township recreational entities, including the Community Services & Recreation, as well as State and County parks departments. Ms. Caldwell requested that if any of the Board members have suggestions on who should be included in the study, to send comments to the Board Secretary to compile for the Master Plan Committee to review. Following discussion, the Master Plan Committee tentatively scheduled the next meeting of the Highlands Economic Development Study for July 23, 2020 at 5:30 pm, followed by the regular Planning Board meeting at 7:00. It will be determined in July if the meeting will be in person at Town Hall or via virtual means through Zoom.

**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**

The Board Secretary advised the Board that she received correspondence from the Tennessee Gas Pipeline company regarding a proposed Natural Gas Compressions Station for 960 Burnt Meadow Road, the site of the former quarry and a wood mulching facility. The Board members requested that the information be sent via email them for review.

### **Invoices**

The Board professional’s invoices for the months of April, May, June were **unanimously approved** on a **motion** by Geoffrey Syme with a **second** by Glenn Wenzel.

## **MINUTES**

The Minutes from the June 4, 2020 regular meeting conducted via Zoom, were **unanimously approved** by all members present at the meeting on a **motion** by Geoffrey Syme and a **second** by Linda Connolly.

## **CORRESPONDENCE RECEIVED:**

The following correspondence items were reviewed by the Board:

**Highlands Water Protection and Planning Act Correspondence** – None.

**NJ Department of Environmental Protection Correspondence**

1. Notification dated 06-16-20 regarding a FW Gen Permit being submitted by McKittrick Engineering to the NJDEP for Shawn Rubenacker, 1293 Westbrook, B 9303; Lot 5.
2. Notification dated June 1, 2020 received from PSE&G regarding their application to the NJDEP for a Flood Hazard Area Individual Permit Extension in Support of PSE&G Electric Overhead Transmission Systems Right of Way Vegetation Maintenance to Permit Continued Use of Selective Herbicide Application Within Riparian Zones.
3. No Further Action correspondence received from the NJDEP, dated May 21, 2020, regarding the removal of a 550 G #2 HO UST at 414 Warwick Tpk., B 509; L 12.

**Miscellaneous Correspondence**

1. HEPSCD 3.5 year certification, dated April 29, 2020, of a soil erosion and sediment control plan for Dariuse Cieplak Soil Movement regarding a total project area of 3.678 acres, with 0.627 total acres to be disturbed at 246 Morsetown Rd., B 4701; L 22.
2. HEPSCD re-certification, dated April 6, 2020, of a soil erosion and sediment control plan for the City of Newark Water & Sewer Utility, Pequannock Residuals Treatment Facility, Route 23, B 14102; L 1.

**ADJOURNMENT**

Prior to adjourning, the Board members reviewed the upcoming meeting dates for July and August. The next regular meeting is scheduled for July 23, 2020.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of June 25, 2020 at 7:40 p.m. on a **motion** made by Robert Nolan with a **second** by Geoffrey Syme.

Approved: July 23, 2020

Respectfully submitted by

Tonya E. Cubby, Secretary