

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**July 23, 2020**

**Regular Meeting**

Chairman Christopher Garcia opened the July 23, 2020 regular meeting of the West Milford Planning Board at 7:00 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Linda Connolly, Councilman Warren Gross, James Rogers, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia, Alt # 1 Michael DeJohn, Alt #2 Michael Chazukow, Board Planner Jessica Caldwell.

**Absent:** Councilwoman Ada Erik, Steven Castronova, Robert Nolan, 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 excused from attending the meeting, 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 Michael Chazukow with a **second** by Warren Gross.

**APPLICATIONS** – None.

**COURTESY REVIEWS** – None.

**MEMORIALIZATIONS**

**Resolution No. 2020 - 09**

**ESTATE OF EDWARD J. SCHAFFER**

**Minor Subdivision and Bulk Variance #PB-10-19-04**

**\*Extension of Time for Filing Minor Subdivision Deeds**

Block 16004; Lot 1

3061 Route 23 So; R-4 Zone

**Granted:** Extension of time for filing Minor Subdivision Deeds for an additional period of 90 days pursuant to N.J.S.A. 40:55D-47f.

**Motion** made by Glenn Wenzel with a **second** by Warren Gross to approve Resolution No. 2020-09 for an Extension of Time to file minor subdivision deeds for the Estate of Edward J. Schaffer.

**Eligible to Vote Roll Call**

**Yes:** Michael Chazukow, Linda Connolly, Michael DeJohn, Councilman Warren Gross, James Rogers, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.

**No:** None.  
**Motion approved.**

**NEW OR ONGOING BUSINESS**

**Highlands Economic Development Study** – Jessica Caldwell, Board Planner, provided an update to the Board on the Highlands Economic Development Study grant project. She reported that she held a meeting with the Master Plan Committee members prior to this regular meeting, at which time they reviewed the documents that have been prepared, to date, including two surveys that will be distributed to Township residents and local businesses. The surveys will be made available online on the Township and Library websites, and also sent to the various boards, committees, commissions, and local organizations. Ms. Caldwell had reported to the Board previously that an overview of the plan has been completed, as well as a market and a demographic analysis. She advised that the public outreach portion of the plan will commence with the surveys, and a public meeting will be held in several months, based on the Covid-19 protocols at the time.

**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**

**Invoices**

Following clarification to Board Member Glenn Wenzel about an invoice for the Highlands Economic Development Plan Grant, the Board professional’s invoices for the month of June were **unanimously approved** on a **motion** by Geoffrey Syme with a **second** by Linda Connolly.

**MINUTES**

The Minutes from the June 25, 2020 regular meeting, conducted via Zoom, were **unanimously approved** by all members present at the meeting on a **motion** by Linda Connolly and a **second** by Geoffrey Syme.

**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. Suspected Hazardous Substance notification, dated June 25, 2020, regarding the removal of a 550 gallon #2 UST, with clean up pending.
2. Suspected Hazardous Substance Discharge notification, dated July 8, 2020, regarding the improper application of pesticides at 960 Burnt Meadow Road, Block 4601; Lot 17.

**Miscellaneous Correspondence**

1. Hudson Essex Passaic Soil Conservation district renewal of certified plan for the Decommissioning of Front Lake Dam, 267 Wooley road, Block 9901; Lot 27.01, with recertification valid through July 21, 2023.
2. New Jersey Planner – May-June Issue.
3. Acer Associates – NEPA Survey-Cellular Antenna Facility - 325 Lakeside Rd., Hewitt, NJ, Block 3101 Lot 8: Seeking comments related to proposed projects potential effects on historic properties as part of Section 106 of the NHPA. Proposal includes a 155 ft. monopine with 16 antennas and 20 remote radio heads (RRH), for total height of 160 ft., with a 20 x 50 ft. lease area/fenced compound area.

### **ADJOURNMENT**

Prior to adjourning, the Board members reviewed the upcoming meeting dates for August and concurred that the August 6, 2020 meeting will be cancelled. The next regular meeting is scheduled for August 27, 2020.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of July 23, 2020 at 7:20 p.m. on a **motion** made by Geoffrey Syme with a **second** by Jim Rogers.

Approved: August 27, 2020

Respectfully submitted by

Tonya E. Cubby, Secretary