

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
July 26, 2018
7:00 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 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: Mayor Bettina Bieri, Linda Connolly, Christopher Garcia, Warren Gross, Douglas Ott, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel.
Alternates: Steven Castronova, Michael Siesta.
Chairman: Andrew Gargano
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

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

**RESOLUTION NO. 2018 - 05
ASHLEY SCATTERGOOD-TOOEY
Major Soil Fill Permit & Bulk Variance #PB-07-17-02**

Block 1301; Lot 1
104 Carmel Road; R-2 Zone

Granted: Major Soil Fill Permit for importing approximately 2257 cubic yards of soil fill to a residential site, with a bulk variance for proposed 1610 sq. ft addition to an accessory structure.

NEW OR ONGOING BUSINESS

2017 Annual Report of the West Milford Board of Adjustment – Pending review by the Ordinance Committee.

AirBNB Facilities – Pending review by the Ordinance Committee.

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL -

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices

Approval of Planning Board professionals’ invoices for June / July 2018.

MINUTES

Approval of Minutes from the June 28, 2018 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Correspondence from the NJDEP – Division of Dam Safety & Flood Control, dated June 25, 2018, regarding the Dam Safety Inspection Reports for the Upper Crest Lake Dam - NJ Dam File No. 22-333 and the Lower Crest Lake Dam - NJ Dam File No. 22-334, finding the dams to be in POOR Condition, and advising that the recommendations of the engineer should be implemented, with any repairs to be approved by the Division that are not considered general maintenance.

2. NJDEP Suspected Hazardous Substance Discharge Notification, dated 06-29-18, regarding 264 Marshall Hill Road, Block 6002; Lot 27, advising that leachate from a dumpster containing Q-Cut 245C (a product to clean metals) spilled onto the ground. No storm drains or waterways were compromised – clean-up completed.

3. Correspondence from the NJDEP – Division of Land Use Regulation, dated May 31, 2018, regarding GFM Development Inc., Canistear Road, Block 16901; Lot 4, advising that the applications for a Transition Area Waiver and Letter of Interpretation have been inactive for two months or more, and the Department is cancelling the application, effective May 30, 2018. A new application with the required Highlands Exemption Determination and new fee will be required to reactivate the Department’s review.

4. Correspondence from the NJDEP Division of Dam Safety & Flood Control, dated June 5, 2018, regarding the Dam Safety Inspection Report for Bubbling Springs Lower Pond Dam, NJ Dam File No. 22-320, finding the dam to be in POOR Condition with

recommendations of their engineer to be implemented, and any repairs other than general maintenance must be approved by the Division.

5. Suspected Hazardous Substance Discharge Notification received from the NJDEP dated July 6, 2018, regarding a natural gas leak due to the retirement of a 12” steel gas main in the vicinity of 58 Marshall Hill Rd., Block 5708; Lot 5.

6. Copy of an application for renewal of NJPDES/B4B Permit #NJG0076511, dated June 28, 2018 received from GHD Services regarding Phillips 66, 1367 Union Valley Road, Block 7508; Lot 16.

7. Correspondence from the NJDEP – Division of Dam Safety & Flood Control, dated July 2, 2018, regarding the Dam Safety report for Carpi Lake Dam, NJ Dam File # 22-129, 363 Morsetown Road, Block 5301; Lot 42.02, advising that the dam was found to be in Fair Condition, with recommended general maintenance or minor repair work permitted without further approval of the office.

Miscellaneous

1. Update on the MUA purchase by Suez dated June 25, 2018 from the Township Administrator.

2. HEPSCD certification of the soil erosion and sediment control plan, dated 06-22-18, received for 105-177 Ridge Road, Block ROW; Lot ROW, regarding road work being performed on Ridge Road, Section 3 (Contract 5).

3. HEPSCD certification of the soil erosion and sediment control plan, dated 05-29-18, received for Barakat Hearthstone Pool and Grading, 37 Hearthstone Drive, Block 13001; Lot 4.

4. Correspondence from the County of Passaic Planning and Economic Development, dated June 22, 2018, advising of unconditional approval for the Green Meadow Organics Site Plan, regarding 960 Burnt Meadow Road, Block 4601; Lots 17 & 21.

5. New Jersey Planner Newsletter, May/June 2018.

ADJOURNMENT