

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

**August 4, 2016**

**7:30 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, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.  
**Alternates:** Steven Castronova, Edward Rosone.  
**Board Attorney:** Thomas Germinario, Esq.  
**Board Engineer:** Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering  
**Board Planner:** Charles McGroarty, P.P., Banisch Associates

**PUBLIC PORTION**

Up to half-hour reserved.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**PENDING APPLICATIONS** – None.

**MEMORIALIZATIONS** – None.

**NEW OR ONGOING BUSINESS** –

**Land Use Plan Element Of The Township Of West Milford Master Plan -**

Discuss correspondence dated September 16, 2015 from the Zoning Board of Adjustment and memorandum from Board Planner Chuck McGroarty dated December 16, 2016 regarding the Draft Land Use Plan Element.

**ORDINANCES FOR INTRODUCTION** –

**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 for 2016.

### **MINUTES**

Approval of Minutes from Regular Planning Board meetings.

### **Highlands Water Protection and Planning Act Correspondence**

1. Highlands Exemption #4 and Water Quality Management Plan – Consistent, dated July 8, 2016, received from the NJDEP for 1894 Route 23 North, Block 13602; Lot 7.01 regarding improvements within an existing wireless telecommunications facility that will not expand the impervious cover on the site.

### **NJ Department of Environmental Protection Correspondence**

1. Notification dated July 12, 2016 from SRG site Remediation Group regarding a Receptor Evaluation for Petro Two, 4 Marshall Hill Road, Block 5701; Lot 3. The evaluation forms were submitted on a CD.

2. No Further Action notice received from the NJDEP, dated July 21, 2016, regarding Block 4701; Lot 15, 176 Morsetown Road, Program Interest #732518, Activity CSP160001, Communications #16-04-19-1248-03 for the removal of a 1000 gal #2 heating oil UGST.

3. No Further Action notice received from the NJDEP, dated July 13, 2016, regarding Block 16201; Lot 3, 27 Davenport Road, Program Interest #729542, Activity # CSP160001, Communication #16-05-24-1011-17 for the removal of a 550 gal #2 heating oil UGST.

4. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1322-25, for 35 Lake Park Terrace regarding the removal of a 275 gallon #2 heating oil AGST, with clean up pending.

5. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1345-14, for 470 Otterhole Road regarding the removal of a 275 gallon #2 heating oil AGST, with contamination confirmed and clean up pending.

6. Notification from the NJDEP, Historic Preservation Office, dated July 18, 2016, advising that the Route 23 Replacement Bridge over Pequannock River would constitute an adverse effect upon historic properties, specifically the New Jersey Midland Railway/New York, Susquehanna and Western Railroad Historic District, which is eligible for the New Jersey and National Registers of Historic Places. Included with the notification are continuing consultation comments regarding the proposed bridge replacement project and the railway.

### **Miscellaneous Correspondence Received/Sent**

1. New York-New Jersey Trail Conference notification of the 17<sup>th</sup> edition publication of the Harriman-Bear Mountain Trails for \$9.95.

2. Notification dated July 25, 2016 from the NJDEP advising that a drought watch has been issued for most of northern New Jersey and the DEP urges voluntary water-use reductions as dry conditions persist.

### **ADJOURNMENT**