

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

August 22, 2019

Regular Meeting

Chairman Christopher Garcia opened the August 22, 2019 regular meeting of the West Milford Planning Board at 7:35 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Chairman Christopher Garcia, Ada Erik, Warren Gross, Douglas Ott, Geoffrey Syme.

Absent: Steven Castronova, Linda Connolly, Matthew Conlon, Scott Leonescu, Councilman Luciano Signorino, Glenn Wenzel, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Garcia advised that a quorum was present to hold this regular meeting.

PUBLIC PORTION

The public portion was opened by Chairman Christopher Garcia. With no one present wishing to address the Board, the public portion was **closed** on a **motion** by Ada Erik with a **second** by Geoffrey Syme.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

NEW OR ONGOING BUSINESS

Ada Erik reported that the draft short term rental ordinance was still under review with the Administration and Governing Body following revisions that were made after receipt of public comments. She noted that one of the revisions being considered may be related to residency requirements for managing agents or owners, but the draft is still a work in progress. This matter may be further reviewed at a council meeting in October.

MISCELLANEOUS

Invoices

The invoices for the month of June/July from the Planning Board professionals were **unanimously approved** on a **motion** by Geoffrey Syme with a **second** by Warren Gross.

MINUTES

The Minutes from the June 27, 2019 regular meeting were **unanimously approved** by the Board Members who were present at that meeting, on a **motion** by Glenn Wenzel and a **second** by Douglas Ott.

CORRESPONDENCE RECEIVED:

The following correspondence items were reviewed by the Board:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Response Action Outcome received from Mary Morelli, LSRP, of GZI regarding 1367 Union Valley Road, Block 7508; Lot 16, dated July 17, 2019, advising that the remediation of the areas of concern are in compliance with the Administrative Requirements For The Remediation Of Contaminated Sites (N.J.A.C. 7:26C). Scope of Remediation: AOC#9- Three out of service USTS: One 12,000 gal unleaded gasoline UST (ES), one 10,000 gal medium diesel fuel oil UST (E6), and one 10,000 gal unleaded gasoline UST (E7) and no other areas.
2. Receptor Evaluation & Public Notification correspondence and CD, dated July 11, 2019, received from SRG Site Remediation Group, regarding NFL Exxon, 2899 Route 23, Block 15505; Lot 1, NJDEP Case #19-04-04-1113-55.
3. Correspondence received from the NJDEP Division of Dam Safety & Flood Engineering, dated June 27, 2019, regarding the Dam Safety Inspection Report for Apshawa Main and Auxiliary Dams, NJ Dam File Nos. 22-1 & 22-314, advising that the structures were reported to be in Satisfactory condition. Recommendations of the reports and compliance schedules can be implemented, with maintenance/repair work may be undertaken without further approval by the NJDEP.
4. Remedial Action Protectiveness/Biennial Certification Form for Groundwater, dated July 26, 2019, received from Kleinfelder regarding the Former Exxon Facility #32950, 1 Lakeside Road, Block 3504; Lot 3, NJDEP Case #09-07-20-1606-22.
5. Suspected Hazardous Discharge notice received from the NJDEP, dated July 23, 2019, for Suez Water, 1290 Macopin Road, Block 10202; Lot 4, regarding monthly overage for phosphorous at the Highview Acres Wastewater Treatment Plant, with the average monthly value at 3.7 MG/L and the permit level is 2 MG/L.
6. Suspected Hazardous Discharge notice received from the NJDEP, dated July 23, 2019, for Suez Water (Crescent Park), 51 Morris Avenue, Block 9711; Lots 17 & 21, regarding monthly overage for phosphorous at the Crescent Park WWTP. The actual monthly value is 4.3 MG/L and the permit level is 2 MG/L.
7. Suspected Hazardous Discharge notice received from the NJDEP, dated July 16, 2019, for 18 Eagle Rock Road, Block 8802; Lot 37, regarding the removal of one 550 gal #2 HO UST, with clean-up pending.
8. No Further Action notice received from the NJDEP, dated July 11, 2019, regarding 40 Delmont Road, Block 1207; lot 6, for the removal of one 550 gallon #2 HO UST.
9. Response Action Outcome (RAO) dated July 15, 2019, received from ELS Environmental, regarding Block 16101; Lots 27, 28, 225 Oak Ridge Road, PID#014407, AOC 1-Former pit areas containing debris and ash; AOC 2-Groundwater and no other areas, advising that the site investigation, remedial investigation and remedial action has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites.
10. Suspected Hazardous Discharge notice received from the NJDEP, dated August 15, 2019, for 110 Lake Park Terr, Block 4303; Lot 8.02, regarding the removal of one 550 gal #2 HO UST, with remediation pending.
11. Suspected Hazardous Discharge notice received from the NJDEP, dated August 2, 2019, for Suez Camelot, Block 8301; Lot 17 regarding the discharge of excess phosphorous (4.5 and 2.9) on 07-25-19 and 07-31-19 respectively.
12. Suspected Hazardous Discharge notice received from the NJDEP, dated August 2, 2019, for Suez Camelot, Block 8301; Lot 17 regarding the discharge of excess phosphorous (4.5 and 2.9) on 07-25-19 and 07-31-19 respectively.
13. Suspected Hazardous Discharge notice received from the NJDEP, dated July 23, 2019, for Suez Water, 1290 Macopin Road, Block 10202; Lot 4, regarding monthly overage for phosphorous at the Highview Acres Wastewater Treatment Plant, with the average monthly value at 3.7 MG/L and the permit level is 2 MG/L.
14. Suspected Hazardous Discharge notice received from the NJDEP, dated July 30, 2019, for Cherry Ridge Road/Goldfinch, Block 201; Lot 43, regarding the clearing and cutting of trees in a wetlands area.

15. Suspected Hazardous Discharge notice received from the NJDEP, dated July 30, 2019, for 34 Struble Lane, Block 13203; Lot 10, regarding the removal of one 1000 G UST, with remediation pending.
16. Suspected Hazardous Discharge notice received from the NJDEP, dated August 8, 2019, for 1894 Greenwood Lake Tpk., Block 3705; Lot 5, regarding the removal of a 550 gal UST, with remediation pending.
17. CEA – Classification Exception Area/Well Restriction Area correspondence received, PI# 000391, dated August 2, 2019, regarding Westbrook Friendly Service, 1205 Westbrook Road, Block 10901; Lot 8 for contamination including Benzene, Ethylbenzene, VO TICS, Total Xylenes.
18. Copy of an application received from Paul Lapatka, PE, dated Aug 6, 2019, regarding the submission of a GP-24 application to the NJDEP for the installation of a septic system in a wetlands buffer for 222 Bearfort Rd., Block 7401; Lot 19.

Miscellaneous Correspondence

1. NJ Planning Association Newsletter – May-June 2019.
2. HEPSCD certification of a soil erosion and sediment control plan, dated June 18, 2019, received for Marla Lemonik, regarding “Lemonik Pool and Shoreline Restoration”, 38 Somerville Road, Block 3013; Lot 1, with certification valid for 3.5 years.
3. HEPSCD certification of a soil erosion and sediment control plan, dated June 11, 2019, received for Richard J Kernan, regarding “Kernen Vista 2 Dwellings”, 33 & 37 Vista Road, Block 7616; Lots 2 & 3, with certification valid for 3.5 years.
4. Right Tree–Right Place Seminar, NJ Tree Foundation, 08-23-19, Old Bridge NJ.

ADJOURNMENT

Prior to adjourning, Chairman Christopher Garcia advised that the next regular meeting was scheduled for September 5, 2019. Packets for the next meeting were provided to the Board members who were present. Any additional information or reports that are received will be forwarded to the Board members prior to the meeting.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of August 22, 2019 at 7:50 p.m. on a **motion** made by Ada Erik with a **second** by Warren Gross.

Approved: September 26, 2019

Respectfully submitted by,

Tonya E. Cubby, Secretary