

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

September 7, 2017

Regular Meeting

Chairman Christopher Garcia opened the September 7, 2017 Meeting of the West Milford Planning Board at 7:30 p.m. with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Alt #1 Steven Castronova, Linda Connolly, Chairman Christopher Garcia, Andrew Gargano, Warren Gross, Douglas Ott, Alt #2 Michael Siesta, Councilman Lou Signorino, Glenn Wenzel.

Absent: Geoffrey Syme, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer Paul Ferriero.

Chairman Christopher Garcia requested Alternate #1 Steven Castronova to sit in for Mr. Syme and advised that a quorum was present to hold this regular meeting.

PUBLIC PORTION

Chairman Christopher Garcia opened the meeting for public comment. With no one present requesting to address the Board, Chairman Garcia **closed** the public portion on a **motion** made by Mayor Bettina Bieri with a **second** by Councilman Lou Signorino.

APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Board of Adjustment Annual Report

Chairman Garcia referred to the annual report from the Zoning Board of Adjustment that was included in the Board's agenda packet. Board member Andrew Gargano remarked that, out of respect for the Board of Adjustment, this document should be reviewed by the Ordinance Committee. Chairman Garcia noted that there are several items identified in the report that should be addressed in an Ordinance Committee meeting. Councilman Lou Signorino clarified that this report would be provided to the Township Council after it is reviewed by the Ordinance Committee and subsequently discussed by the Planning Board. Mayor Bieri concurred that the Ordinance Committee would report to the Board and the Board would then provide comments to the Council.

West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance Amendments

Chairman Garcia advised that he discussed the draft Historic Preservation Ordinance with the Board Planner Chuck McGroarty, and Mr. McGroarty provided some comments in an email that were forwarded to the Historic Preservation Commission for clarification. The ordinance amendments will be reviewed by the Ordinance Committee and then discussed by the Planning Board before a recommendation is provided to the Council.

Master Plan

Chairman Garcia inquired if there were any zoning issues discussed at the recent Township Council meeting, and Mayor Bieri advised that there were some zoning matters discussed in Executive Session, but they were not ready for public discussion at this time. The Board Planner indicated that there were some anticipated zoning issues that will be reviewed by the Master Plan Committee.

ORDINANCES FOR INTRODUCTION

Draft Aquifer Ordinance Amendments for Review and Discussion

Ordinance of the Township of West Milford Amending and Supplementing Chapter 470, Subdivision of Land and Site Plan Review" Section 470-15.1, "Water Supply and Water Quality Requirements," Part B, Definitions," Part D "Aquifer Test and Hydrogeologic Evaluation," and Part E, "Water Quality Evaluation"

The Board Secretary reported that Board Attorney Tom Germinario forwarded the Board approved draft Amended Water Supply and Water Quality Ordinance to the Township Attorney, and a memo has been sent to the Township Administrator for referral to the Township Council. The Township Administrator advised that this matter has been tentatively scheduled for review by the Township Council at the October 4, 2017 Workshop meeting.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT – None.

BOARD ATTORNEY’S REPORT – None.

BOARD ENGINEER’S REPORT – None.

MISCELLANEOUS

Invoices

The Board **unanimously approved** the invoices submitted for the Planning Board professionals for July and August 2017 on a **motion** made by Andrew Gargano, with a **second** by Councilman Lou Signorino.

2018 Calendar

Chairman Christopher Garcia reviewed the 2018 Planning Board meeting dates provided by the Board Secretary. The Board members concurred that the two meetings per month on the schedule should remain. Mayor Bieri commented that having two meeting dates a month accommodates both the applicants and the Board professionals, and Chairman Garcia noted that it provides the Board, as a whole, with some flexibility with regard to the meeting dates.

A **motion** was made by Glenn Wenzel, with a **second** by Steven Castronova, to **approve** the Planning Board meeting dates for 2018.

Roll Call

Yes: Mayor Bettina Bieri, Steven Castronova, Linda Connolly, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Lou Signorino, Glenn Wenzel, Chairman Christopher Garcia.

No: None.

Motion approved.

MINUTES

Those members of the Board who were present at the August 3, 2017 Planning Board meeting **unanimously approved** the Minutes that were presented, with a **motion** by Andrew Gargano and a **second** by Linda Connolly.

The following correspondence items were reviewed and filed:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Suspected Hazardous Discharge report received from the NJDEP, dated August 18, 2017, for Shop Rite Shopping Center, Marshall Hill Road, Block 6303; Lot 15, regarding a small puddle of oil in the parking lot.

2. No Further Action received from the NJDEP, dated August 16, 2017, regarding 11 Land Of Oaks Drive, Block 16702; Lot 4, for the removal of a 550 gal #2 H.O. UST.

3. Suspected Hazardous Discharge report received from the NJDEP, dated August 12, 2017, for 9 Ramapo Road, Block 4107; Lot 5, regarding the removal of a 550 Gallon #2 Heating Oil UST, with clean up pending.

4. Suspected Hazardous Discharge report received from the NJDEP, dated August 15, 2017, for 2925 Rt. 23, Block 15804; Lot 14, regarding the removal of a 3000 Gallon Gasoline UST removal, with clean up pending.

5. Suspected Hazardous Discharge report received from the NJDEP, dated August 11, 2017, for 11 Wanaque Road, Block 4108; Lot5, regarding the removal of a 1000 Gallon #2 Heating Oil UST removal, with clean up pending.

6. Response Action Outcome, dated August 1, 2017, received from Professional Environmental Associates, LLC for Pals Forever Preschool, 454 Germantown Road, Block 14002; Lot 1, for the remediation of the site, and advising that the potable well at this location

has been sampled within the past three years and has demonstrated that the potable water does not contain contaminants above the maximum contaminant levels established.

7. No Further Action received from the NJDEP, dated August 24, 2017, regarding 140 Long Pond Road, Block 4102; Lot 7, for the removal of one 550 gallon #2 Heating Oil UST.

8. Suspected Hazardous Discharge report received from the NJDEP, dated August 26, 2017, for violation of water PH from a contamination remediation system at Phillips 66 Gas Station, 1367 Union Valley Road, Block 7508; Lot 16. Measures taken to rectify – NJDES Permit #NJG0076511.

9. Suspected Hazardous Discharge report received from the NJDEP, dated August 26, 2017, regarding 84 Weaver Road, Block 12501; Lot 23 for chemical (motor oil, brake fluid) spills at a salvage yard near a residential home, with suspected contamination of a well.

10. Response Action Outcome, dated August 24, 2017, received from Kleinfelder regarding a former Exxon Facility at 1 Lakeside Road, Block 3504; Lot 3, Preferred ID 016861, advising that the remediation for groundwater contamination from gasoline underground storage tanks and associated appurtenances has been completed.

11. NJDEP Permit #WCP160001 for Potable Water Supply received for Woodland Heights Homeowners Association regarding upgrades to the existing Woodland Heights HOA water system comprising construction of a new source of water supply Well #3, rehabilitation of existing North and south Wells, and installation of approximately 3,040 LF of 4 inch CLDIP water main extension to replace existing deteriorated water distribution mains to serve the existing Woodland Heights residential development.

Miscellaneous

1. ANJEC Webinar – Plug Into The Electric Vehicle Boom - How your town can be part of electric vehicle revolution – Tuesday, Sept. 19, 2017, 6:30 pm.

2. Hudson Essex Passaic Soil Conservation District (HEPSCD) certification of a soil erosion and sediment control plan, dated July 11, 2017, received for Tennessee Gas Pipeline – TN Gas 2017 Low Potential Remediation 300L Recoats for Goldfinch Lane and Cherry Ridge Road, with a total of 0.39 acres to be disturbed.

3. Hudson Essex Passaic Soil Conservation District (HEPSCD) certification of a soil erosion and sediment control plan, dated July 6, 2017, received for Tennessee Gas Pipeline – TN Gas 2017 Anomaly Digs 300-1 Line MLV 325-1 to MLV 329-1 for Plymouth Road and Greenwood Lake Tpk., with a total of 0.66 acres to be disturbed.

4. Hudson Essex Passaic Soil Conservation District (HEPSCD) certification of a soil erosion and sediment control plan, dated July 14, 2017, received for Nosenzo Pond Park Project, Nosenzo Pond Road, Block 9302; Lot 16, with 4.83 acres to be disturbed.

5. Hudson Essex Passaic Soil Conservation District (HEPSCD) certification of a soil erosion and sediment control plan, dated July 25, 2017, received for Shiloh bible Camp – Maintenance Building and Indoor Pool, 753 Burnt Meadow Road, Block 6002; Lot 47, with 0.65 acres to be disturbed.

6. Copy of memo, dated August 30, 2017, to the Township Administration from the West Milford Environmental Commission regarding Passaic County roadside herbicide spraying.

ADJOURNMENT

Prior to adjourning, the Chairman Garcia advised that the September 28, 2017 meeting would be cancelled and the next meeting would be held on October 5, 2017. The Board Secretary reported on a major soil movement application that may be before the Board at that meeting.

Chairman Garcia also advised that an Ordinance Committee meeting would be held on October 5, 2017 at 6:00 pm prior to the Planning Board meeting. He requested the Secretary to inquire whether the Board Attorney and/or the Board Planner should be present to review the Board of Adjustment 2016 Annual Report and the Historic Preservation Ordinance amendments.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of September 7, 2017 at 7:50 p.m. on a **motion** made by Andrew Gargano, with a **second** by Mayor Bettina Bieri.

Approved: October 5, 2017

Respectfully submitted by,

Tonya E. Cubby, Secretary