

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
September 7, 2017  
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, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.  
**Alternates:** Steven Castronova, Michael Siesta.  
**Board Attorney:** Thomas J. Germinario, Esq.  
**Board Engineer:** Paul Ferriero – Ferriero Engineering  
**Board Planner:** Charles McGroarty – Banisch Associates

**PUBLIC PORTION**

Up to half-hour reserved.

**APPLICATIONS**

**NEW APPLICATIONS** – None.

**PENDING APPLICATIONS** – None.

**MEMORIALIZATIONS** – None.

**NEW OR ONGOING BUSINESS**

**West Milford Board of Adjustment 2016 Annual Report** – Review.

**West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance** – Review/Comments from Board Planner.

**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 July, August 2017.

**MINUTES**

Approval of Minutes from the August 3, 2017 Regular Planning Board meeting.

**CORRESPONDENCE RECEIVED:**

**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**