

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 26, 2019
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: Steven Castronova, Linda Connolly, Ada Erik, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel.
Alternates: Alt. #1 Matthew Conlon, Alt. #2 Scott Leonescu.
Chairman: Christopher Garcia
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/PENDING APPLICATIONS

JOSHUA CUTUGNO

Major Soil Movement Permit #PB-07-19-02

Block 8802; Lot 49

65 Vreeland Rd; R-2 Zone

Seeking: Major Soil Fill Permit approval to import 1,234 CY of soil to level the rear yard which will include stone retaining wall(s) along the rear of the property, with a maximum height of 4 feet.

KINGWOOD FLEX, LLC

Preliminary & Final Site Plan & Bulk Variances #PB-03-18-03

Block 6401; Lots 1 & 3

1592 Union Valley Road; CC Zone

Seeking: Approvals for a Preliminary & Final Site Plan with Bulk Variances for the redevelopment of an existing mixed use commercial building including the partial demolition of the building and construction of a 5,449 SF building addition to house a

Dollar Tree retail store. Associated site improvements include parking areas, grading, landscaping, lighting and utilities.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS -

ORDINANCES FOR INTRODUCTION – None.

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.

MINUTES

Approval of Minutes from the August 22, 2019 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Municipal Stormwater Infrastructure Mapping sessions for municipal stormwater coordinators and compliance personnel at the NJ Highlands Council, Chester, NJ, 09-26-19.
2. Highlands Applicability Determination, dated September 12, 2019, received for Robert Hamilton regarding property located at Oak Ridge Road, Block 15903; Lot 1, advising that the minor site plan dated 07-08-19 prepared by Dykstra Walker Design Group indicates that no building is proposed and therefore does not meet the definition of a major highlands development and does not result in the disturbance of ¼ acre of forested area or increase the impervious surface by ¼ acre or more.

NJ Department of Environmental Protection Correspondence

1. Classification Exception Area/Well Restriction Area (CEA/WRA) correspondence received from the NJDEP, PI # 000391 dated August 9, 2019, regarding Westbrook Friendly Service, 1205 Westbrook Road, Block 10901; Lot 8, with respect to groundwater contamination associated with this site (BTEX), with the expected expiration date of 07-26-2049, at which time the Ground Water Quality Standards may be attained.
2. No Further Action correspondence received from the NJDEP, PI #814335 dated August 15, 2019, regarding 34 Struble Lane, Block 13203; Lot 10, with respect to the removal of a 1000 Gal #2 HO UST.
3. No Further Action correspondence received from the NJDEP, PI #815960 dated September 6, 2019 regarding 29 Lakewood Road, Block 2004; Lot 12, with respect to the removal of one 550 gal #2 HO UST.

4. Suspected Hazardous Substance Discharge Notice, NJDEP Case # 19-08-18-1703-14, regarding 112 Continental Drive, dated August 19, 2019, advising of discoloration of water and presence of sediment, iron and manganese, with 150 dwellings affected. Suez is conducting maintenance on the water pipes and potable water trucks are available for the resident's to use.

Miscellaneous Correspondence

1. Notification of Ordinance #20-2019 – An Ordinance of the Borough of Bloomingdale Amending Chapter 92 “Zoning”, Article II “Zone Boundaries”, Section 92-5 “Zoning Map” of the Code of the Borough of Bloomingdale, August 20, 2019.
2. HEPSCD Certification, dated August 5, 2019, for the soil erosion and sediment control plan received for Cutugno Soil Movement, 65 Vreeland Road, Block 8802; Lot 49.
3. HEPSCD Certification, dated August 5, 2019, for the soil erosion and sediment control plan received for VanDecker Lakeside SFD Demo & Rebuild, 364 Lakeside Drive, Block 3107; Lot 7.
4. HEPSCD Certification, dated August 20, 2019, for the soil erosion and sediment control plan received for Walsh Lone Pine SFD, 42 Lone Pine Lane, Block 5306; Lot 4.02.
5. NJ Tree Foundation Fall 2019 Newsletter.
6. ANJEC Annual Environmental congress, October 4, 2019, West Windsor, NJ.
7. City of Paterson Historic Preservation Commission's annual Historic Preservation Awards Event, 09-25-19, The Brownstone, Paterson, NJ.
8. NJ Planning Officials 2019 Fall Mandatory Training Programs: 09-22-19 – Bergen County-Paramus Life Safety Building 9:15-2:15 pm.

ADJOURNMENT