

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 27, 2018
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: Acting Mayor Timothy Wagner, Linda Connolly, Christopher Garcia, Warren Gross, Douglas Ott, Councilmember Lou Signorino, Geoffrey Syme, Glenn Wenzel.
Alternates: Steven Castronova, Michael Siesta.
Chairman: Andrew Gargano
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 APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

2017 Annual Report of the West Milford Board of Adjustment – Under review by the Ordinance Committee.

AirBNB Facilities – Under review by the Ordinance Committee.

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 2018.

MINUTES

Approval of Minutes from the June 28, 2018 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Applicability Determination application submitted by Dynamic Engineering on behalf of Kingwood Flex, LLC regarding Block 6401; Lots 1 & 3, 1592 Union Valley Road/New Jersey Avenue, requesting an Exemption #4 for building improvements proposed for a Doller Tree retail store and associated site improvements at an existing mixed use retail, office and apartment building site. Project will include modifications to the existing building, lighting, landscaping, grading, walkways, driveways, utilities, parking, and associated items.

NJ Department of Environmental Protection Correspondence

1. Correspondence from the NJDEP, dated August 6, 2018, to the City of Newark Dept. of Water & Sewer Utilities, regarding Cotter’s Brook Diversion Dam, NJ Dam File No. 22-39, advising that the Dam will remain classified as a Class III low hazard dam, with sufficient spillway capacity to safely pass the 100 year, 24 hour Type III storm event. In addition to regular inspections every four years, maintenance activities and update of the Maintenance Manual should proceed.

2. NJDEP Flood Hazard Area (FHA) General Permit #6 and FHA Verification, dated August 9, 2018, regarding 38B Lexington Lane, for the total permanent disturbance of 3,644 s.f of riparian zone vegetation for the construction of a single family dwelling, associated driveway, garage, well and septic partially in the riparian zone of the Sawmill Pond Brook.

3. Suspected Hazardous Discharge notification from the NJDEP, dated August 4, 2018, regarding 203 Stephens Road, Block 15001; Lot 5, and the removal of one 2000 gallon non-regulated UST, with clean-up pending.

4. Suspected Hazardous Discharge notification from the NJDEP, dated August 5, 2018, regarding the Clinton Road area and Tennessee Gas Pipeline, for the venting of an 8-inch and 24 inch gas line for maintenance.

5. NJDEP No Further Action notification, dated August 3, 2018, regarding Block 8201; Lot 16, 1895 Macopin Road, for the removal of three 1,000 gallon and one 550 gallon #2 H.O. UST.

6. NJDEP No Further Action notification, dated August 23, 2018, regarding Block 8802; Lot 8, 50 Sweetman Lane, for the removal of one 550 gallon #2 H.O. UST.

7. NJDEP No Further Action notification, dated August 30, 2018, regarding Block 15001; Lot 5, 203 Stephens Road, for the removal of one 2,000 gallon #2 HO UST.
8. Response Action Outcome, dated September 6, 2018, received from Viridian Environmental Consultants, regarding Delta Service Station, Preferred ID 030578, 1850 Route 23 N, Block 13602; Lot 2, advising that the remediation for two 4,000 gallon unleaded gasoline and one 3,000 gallon unleaded gasoline UST have been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (NJAC 7:26C).
9. Suspected Hazardous Substance Discharge notification from the NJDEP, dated July 24, 2018, regarding the intersection of Hewitt Road and Lakeshore Drive, Block 1908; Lot 1, advising of a spill of hydraulic fluid due to a leak in a bucket truck from Orange and Rockland Utilities; DEP # 18-07-23-2030-18; cleanup was pending.
10. Response Action Outcome, dated July 23, 2018, received from EWMA, regarding the Village Garage, Block 12403; Lot 1, 101 Otterhole Road, advising that remediation for ground water impacts associated with one 6,000 gallon leaded gasoline UST, and one 6,000 gallon unleaded UST has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites (NJAC 7:26C).

Miscellaneous

1. HEPSCD certification of a soil erosion and sediment control plan, dated August 30, 2018, for Block 6101; Lot 26, 46 Moore Road, regarding a single family dwelling demolition and rebuild.
2. HEPSCD certification of a soil erosion and sediment control plan, dated July 5, 2018, for Messineo Virginia SFD, Block 10002; Lot 1, 11 Virginia Lane.
3. HEPSCD certification of a soil erosion and sediment control plan, dated July 26, 2018, for Bos Lakeside SFD Reconstruction, Block 3107; Lot 12, 384 Lakeside Rd.
4. HEPSCD certification of a soil erosion and sediment control plan, dated July 12, 2018, for Aikey Leslie SFD, Block 9501; Lot 19.07.
5. HEPSCD certification of a soil erosion and sediment control plan, dated July 5, 2018, for Williams Virginia SFD, Block 1002; Lot 14.
6. New Jersey Planner Newsletter, July/August 2018.
7. NJ Planning Officials Mandatory Training Courses, Fall 2018.

ADJOURNMENT