

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 29, 2016
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, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova Alt 1, Michael Siesta Alt 2.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS

INSERRA/WEST MILFORD LLC

Amended Preliminary & Final Site Plan #PB-08-12-06-3

Block 6303; Lots 15 & 16

Marshall Hill Road; CC Zone

Seeking: Amended Preliminary & Final Site Plan approval to relocate the middle driveway entrance on Marshall Hill Road to the west, approximately 120 feet, with modifications required to the parking area in front of the Shop Rite supermarket.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Review/Approve 2017 Meeting Dates

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 2016.

MINUTES

Approval of **Minutes** from Regular Planning Board meetings.

Highlands Water Protection and Planning Act Correspondence

1. Highlands Preservation Area Approval with Redevelopment Waiver Modification, dated July 22, 2016, received for Block 7903; Lots 13, 14, 15, & 16, Township of West Milford/Library, regarding the use of a new well to serve the new library, with the following conditions: the second proposed well must be equipped with a pump that has a capacity not to exceed 28 gpm; the combined capacity of both wells onsite will not exceed 35 gpm; the limit of disturbance remains the same as depicted on the original plan. All other conditions of the August 16, 2011 Redevelopment Waiver remain in effect and does not extend the expiration date (August 15, 2016) of the waiver.
2. Highlands Preservation Area Exemption #11 Determination (HAD) – Consistent with the Goals of the Highlands Act, dated August 16, 2016, received for Woodland Heights Homeowners Association, regarding proposed upgrades to an existing water supply and distribution system in West Milford including 1) the installation of a new 4 inch distribution system along the right of way throughout the Woodland Heights service area, and 2) the rehabilitation/construction of three wells on three separate parcels owned by the Woodland Heights Homeowners Association. No new development is proposed, nor will this project aid in any potential new development.
3. Highlands Exemption #11, WQMP-Not Addressed, received from the NJDEP, dated August 15, 2016, for the New Jersey Water Association-Woodland Heights HOA System Improvements.

NJ Department of Environmental Protection Correspondence

1. Public Notification and Outreach dated July 29, 2016 received from EnviroTrac Environmental Services regarding the Getty Service Station at 2048 Rt. 23 N, Block 14104; Lot 2, NJDEP Case #11-12-28-1610-53 advising that they are continuing to work to investigate and remediate environmental contamination at the site that was prompted by the presence in the soil and/or groundwater of the following compounds associated with gasoline: benzene, xylenes, methyl tert-butyl ether (MTBE), tertiary butyl alcohol (TBA) and total tentatively identified volatile organic compounds, with periodic collection of groundwater samples, well installations, and collection of soil samples.
2. NJDOT notification dated August 5, 2016 advising that applications are being accepted for the 2016 Transportation Alternatives Program (TAP) for community based “non-traditional” surface transportation related projects, such as on-road and off-road trails and facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, conversion of abandoned railroad corridors for trails, construction of scenic turnouts, overlooks and viewing areas, historic preservation and rehabilitation of historic transportation facilities both land and water, community improvement activities such as streetscape and corridor landscaping, environmental mitigation to address stormwater management or control and water pollution related to highway construction or run-off, and projects to reduce vehicle caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats. Applications for well-developed construction ready projects due by November 10, 2016. More information at www.state.nj.us/transportation/business/localaid/alternatives.shtm.

3. Notification from the NJDEP dated August 10, 2016 regarding a suspected hazardous discharge at 176 Lakeside Road, Block 3406; Lot 26 related to removal of one 2000 gal UST – remediation in progress.
4. Response Action Outcome dated July 22, 2016 received from Allied Services regarding 13 Homestead Road, Block 2709; Lot 5 related to two former 55 gallon steel drums previously used to store unleaded gasoline, advising that the remediation is complete in accordance with N.J.A.C. 7-26C.
5. Notification from the NJDEP Office of Dam Safety & Flood Control, dated August 16, 2016, regarding the Butler Intake Reservoir Dam, NJ Dam File No. 22-3, advising that a review of the recent inspection report submitted by the County of Passaic for this Class III low hazard dam finds the dam in Satisfactory condition, with minor maintenance required and an inspection report due every four years.
6. Notification from the NJDEP dated August 23, 2016 regarding a suspected hazardous discharge at 11 Forest Lake Drive, Block 4201; Lot 1 related to removal of one 550 gal #2 H.O. UST – clean-up is pending.
7. No Further Action notice received from the NJDEP, dated August 22, 2016, received for 64 Upper High Crest, Block 13103; Lot 20, for the removal of one 550 gal #2 H.O. UST.
8. Response Action Outcome, dated August 30, 2016, received from PT Consultants, Inc. regarding Kasabri/Ramsey Corp. and Pete's Used Cars, 251 Macopin Road, Block 12601; Lots 7 & 8, Preferred ID #019967, advising that the remediation has been completed for this site.
9. Notification from the NJDEP dated September 9, 2016 regarding the Lake Arcadia Dams No. 1 & No. 2 and Saddle Dikes, NJDEP Dam File Nos. 22-45 & 22-46, advising that the NJDEP concurs with the basic hydrologic model of the conditions within the Lake Arcadia drainage area following a review of the Hazard Classification Study and 2015 Inspection Reports Dam, and further advising that Dam #2 will remain a Class II Significant Hazard potential structure that may affect Macopin Road and Henion Pond Dam. With regard to Lake Arcadia Dam #1, the Bureau cannot accept the hazard recommendation due to lack of information for the residential home and camping cabins located downstream of the dam. The Bureau finds the dams to be in FAIR condition and further tests, documents, and actions are required.
10. No Further Action notice received from the NJDEP dated September 13, 2016 regarding 875 Macopin Road, Block 14301; Lot 20 for the removal of one 550 gal. #2 H.O. UGST.
11. Notification from the NJDEP Office of Dam Safety & Flood Control dated, September 16, 2016, advising that the Upper Greenwood Lake Dam, NJDEP Dam File No. 22-97 Safety Inspection Report finds the dam to be in Satisfactory condition with minor repairs and maintenance necessary by December 31, 2016, as outlined in the compliance schedule. Also advising that as a Class I dam, an inspection is due two years from the date of this letter.

Miscellaneous Correspondence Received/Sent

1. Correspondence dated June 20, 2016 received from Orange & Rockland Utilities requesting notification regarding road excavations involving installing, upgrading or repairing water and sewer lines, drainage projects, and paving schedules.
2. HEPSCD recertification dated August 16, 2016 received for the Awosting Association Inc - New Clubhouse, Long House Road, Block 4105; Lot 1, until November 16, 2019.
3. HEPSCD recertification dated July 8, 2016 received for Oberer SFD and Septic System, Germantown Road, Block 14201; Lot 14, until October 7, 2019.
4. HEPSCD recertification dated July 11, 2016 received for Wasyluk Morsetown SFD Demo & Rebuild, 166 Morsetown Road, Block 4701; Lot 13, until October 7, 2019.
5. HEPSCD recertification dated July 21, 2016 received for Kerry Greene – Decommissioning Front Lake Dam, 267 Wooley Road, Block 9901; Lot 27.01, until January 21, 2020.

6. Ordinance 2016-012 of the Township of West Milford, County of Passaic, State of New Jersey Vacating the Unimproved Portion of a Paper Street Known as Quinty Place, with a public hearing on September 21, 2016 at 6:30 P.M. at the West Milford Municipal Building.
7. ANJEC's 43rd Annual Environmental Congress – Responding to Climate Change Locally, Friday, September 30, 2016 9 to 4, Mercer County College, West Windsor, NJ.
8. Notification from Passaic County Planning and Economic Development regarding the Passaic County Greenways Feasibility Walking Tour to evaluate routes for Lower and Upper Passaic pedestrian and bicycle friendly trails, to be held on September 23, 2016.
9. HEPSCD certification dated August 29, 2016 received for Janice Morrell – SFD Expansion, 7 Passaic Drive, Block 2505; Lot 2, certified until February 2020.
10. HEPSCD certification dated August 11, 2016 received for Rich Fenning – Pole Barn Garage, 505 Burnt Meadow Road, Block 4701; Lot 55, certified until February 2020.
11. New Jersey Natural Gas correspondence, dated August 31, 2016 transmitting revised USGS maps to the Township of West Milford indicating general locations of the gas pipeline.

ADJOURNMENT