

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

October 5, 2017

Regular Meeting

Chairman Christopher Garcia opened the October 5, 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, Chairman Christopher Garcia, Andrew Gargano, Warren Gross, Douglas Ott, Geoffrey Syme, Glenn Wenzel.

Absent: Linda Connolly, Alt #2 Michael Siesta, Councilman Lou Signorino, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer Paul Ferriero.

Chairman Christopher Garcia requested Alternate #1 Steven Castronova to sit in for Linda Connolly 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 Glenn Wenzel.

APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Board of Adjustment Annual Report

Chairman Christopher Garcia advised that the Ordinance Committee met prior to the regular meeting and they identified one item that they will refer to Board Planner Chuck McGroarty for possible inclusion into the Township Master Plan. The item they identified would address height on accessory building. Mayor Bieri observed that some garages and sheds being constructed appear to be larger than the primary houses.

Master Plan

Chairman Christopher Garcia advised that he spoke to Board Planner Chuck McGroarty and was recently notified that Mr. McGroarty was resigning from Banisch Associates to take a full time Planning position with Mt. Olive. He will continue to work with the West Milford Planning Board until the end of the year to tie up the loose ends on several matters including Master Plan, zoning changes, and the Land Use Plan Element. Mayor Bieri was also advised that he was leaving and commented that Mr. McGroarty will attempt to get things completed to the best of his ability.

The Secretary was requested to research the past Requests for Proposals in preparation of new proposals that will be solicited for a new Planner.

West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance Amendments

Chairman Garcia advised that the Historic Preservation Commission was asked to discuss the Board's request for more clarification on the ordinance amendments and design guidelines that they referred to the Board. He suggested that one of the HPC members or their Chairman be invited to attend the next Planning Board meeting for discussion on this matter. The Board Secretary will reach out to the HPC Secretary or Chairman with the request.

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”

Mayor Bieri noted that the Township Council had not received any information [in their packets] regarding the draft aquifer ordinance amendments. The Board Secretary reported that Board Attorney Thomas Germinario was requested to provide justifications for the specific amendments being proposed; these will be given to the Administrator for the Township Council to review. The Administrator’s Office has advised that this matter will be on the Council agenda for the November 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 August and September 2017 on a **motion** made by Andrew Gargano, with a **second** by Mayor Bettina Bieri.

MINUTES

Those members of the Board who were present at the September 7, 2017 Planning Board meeting **unanimously approved** the Minutes that were presented, with a **motion** by Mayor Bettina Bieri and a **second** by Steven Castronova.

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 Substance Discharge Notice, dated September 9, 2017, received from the NJDEP for 1735 Union Valley Road, Block 6902; Lot 32, regarding the removal of a 1000 gallon #2 H.O. UST, with clean-up pending.

2. No Further Action correspondence received from the NJDEP, dated September 14, 2017, regarding 55 Somerville Road, Block 3012; Lot 6, for the removal of a 1000 gallon #2 H.O. UST.

3. Public Notification dated September 14, 2017 received from Boswell Engineering regarding an application to be submitted to the NJDEP for a Flood Hazard Area General Permit #12 for the installation of a timber pedestrian truss bridge over the Cooley Brook at the Highlands Preserve, Block 2902; Lot 3, 22 Warwick Turnpike, Hewitt.

4. Notification received from Houser Engineering LLC, dated September 25, 2017, advising of an application to be made to the NJDEP regarding a Treatment Works Approval for LSK Associates at 100 Oak Ridge Road, Block 16005; Lot 13, for the construction of an individual subsurface sewage disposal system.

5. No Further Action correspondence received from the NJDEP, dated September 22, 2017, regarding 24 Macopin Terrace, Block 13202; Lot 10, for the removal of a 1000 gallon #2 H.O. UST.

6. Correspondence from HCI-Hydrotechnology Consultants, on behalf of Adelo Corporation, dated September 19, 2017, advising of an ongoing investigation into groundwater contamination at 2019 Greenwood Lake Turnpike for elevated levels of contaminants of concern exceeding NJDEP and GWQS standards. Requesting access to several properties for the purpose of collecting groundwater samples, at no cost the homeowner, in order to complete delineation of the groundwater contamination. Groundwater sampling will involve the use of a drill rig for the installation of one-inch diameter PVC temporary wells; sampling will be completed with temporary wells removed and boreholes filled on the same day. The following have been notified:

Block 3603; Lot 1, Anderson, 7 Lambert Road, Hewitt, NJ 07421

Block 3603; Lot 3, Hascup/Both, 3 Lambert Road, Hewitt, NJ 07421

Block 3603; Lot 6, Ford, 5 Stainsby Road, Hewitt, NJ 07421

7. Correspondence from HCI-Hyrotechnology Consultants, on behalf of Adelo Corporation, dated September 18, 2017, advising of an ongoing investigation into groundwater contamination at 2019 Greenwood Lake Turnpike for elevated levels of contaminants of concern exceeding NJDEP and GWQS standards. Requesting access to several properties for the purpose of collecting water samples from the potable well, at no cost the homeowner, in order to complete delineation of the groundwater contamination. A summary of the analytical results will be provided to the homeowners. The following have been notified and have responded to HCI via a Potable Well Information Form:

Block 3604; Lot 1, Mulligan, 31 & 33 Ringwood Lane, Hewitt, NJ 07421

Block 3604; Lot 2, DeMaio, 27 Ringwood Lane, Hewitt, NJ 07421

Block 3604; Lot 4, Van Riper, 21 Ringwood Lane, Hewitt, NJ 07421

Block 3604; Lot 5, Hartwig, 19 Ringwood Lane, Hewitt, NJ 07421

Block 3604; Lot 6, Thurstans & Aikey, 15 Ringwood Lane, Hewitt, 07421

Block 3604; Lot 7, Freese, 13 Ringwood Lane, Hewitt, 07421

Miscellaneous – None.

ADJOURNMENT

Prior to adjourning, the Chairman Garcia advised that the October 26, 2017 meeting may be cancelled, and if so, the next meeting would be held on November 2, 2017. Board members will be notified. The Board Secretary reported on a major soil movement application that may be before the Board at that meeting, provided that it is declared complete for a hearing.

Chairman Garcia requested the Secretary to follow up with Mr. McGroarty on any pending items that need to be addressed. He also requested that she contact the Historic Preservation Commission to invite a representative to the next meeting for a review of the amendments to the Historic Preservation ordinance.

Mayor Bieri suggested that the Board consider starting their meetings a 6:30 pm or 7:00 pm in 2018, especially if the Board will be hiring a new Planner. She requested that the Board's professionals be contacted as to their availability to meet earlier in the evening for a Planning Board meeting.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of October 5, 2017 at 7:50 p.m. on a **motion** made by Andrew Gargano, with a **second** by Glenn Wenzel.

Approved: November 2, 2017

Respectfully submitted by,

Tonya E. Cubby, Secretary