

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
October 5, 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.  
**Alternates:** Steven Castronova, Michael Siesta.  
**Chairman:** Christopher Garcia  
**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** – To be reviewed by the Ordinance Committee.

**West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance** – To be reviewed by the Ordinance Committee.

**Draft Water Supply and Water Quality Ordinance (§470-15.1) Amendments** – Submitted to Governing Body for consideration.

**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 August-September 2017.

**MINUTES**

Approval of Minutes from the September 7, 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 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-Hydrrotechnology 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-Hydrrotechnology 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**