

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

October 24, 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

ADMINISTER OATH OF OFFICE

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 James Rogers

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 – None.

NEW/PENDING APPLICATIONS – None.

MEMORIALIZATIONS

Resolution No. 2019-09

JOSHUA CUTUGNO

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

Block 8802; Lot 49

65 Vreeland Rd; R-2 Zone

Granted: 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.

**Resolution No. 2019-10
KINGWOOD FLEX, LLC
Preliminary & Final Site Plan & Bulk Variances #PB-03-18-03**

Block 6401; Lots 1 & 3
1592 Union Valley Road; CC Zone

Granted: 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.

NEW OR ONGOING BUSINESS -

2020 Meeting Dates – Review and approve.

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 September 26, 2019 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. Suspected Hazardous Discharge notice received from the NJDEP, dated October 9, 2019, NJDEP Case # 19-10-08-1616-17, regarding removal of a 275 AST from the basement at 84 Upsala Path; cleanup is pending.

2. No further Action and Covenant Not To Sue notice received from the NJDEP, dated October 8, 2019, regarding the removal of a 550 gallon #2 HO UST at 110 Lake Park Terrace, Block 4303; Lot 8.02.

3. Correspondence from the NJDEP Division of Dam Safety, dated September 19, 2019, regarding the Green Turtle Pond Dam, NJDEP File # 23-88, granting approval for repairs to the concrete spillway chute wall based on the plans submitted by Christopher S. Adams of GZA GeoEnvironmental, Inc. dated July 17, 2019. Conditions for the approval include supervision of work by a professional engineer, inspections by the NJDEP, no changes in procedures described in the submitted approved documents, notification of NJDEP prior to commencing repairs, stabilization measures for soil erosion and sediment control,

submission of a completion report, lake lowering and fish salvage to be coordinated with the NJ Bureau of Freshwater Fisheries, tree removal general restriction to protect nesting birds and bats, time restrictions on in-water or sediment generating activities to protect brook trout, in-stream work restrictions to protect wood turtles, avoidance and protection of animals during construction, prevention of uncured concrete from coming in contact with water due to toxicity to aquatic biota.

4. Limited Restricted Use Response Action Outcome (RAO) completion notice received from EnviroTrac Ltd on behalf of Getty Properties, dated September 25, 2019, regarding 2048 Route 23 N, Block 14104; Lot 2. (DVD with report attached)
5. NJPDES NJ0051098/PI ID 46105 – Ground Water Renewal Permit Action, Cat: T-Underground Injection (UIC) Sanitary, dated September 12, 2019, received for Block 7801; Lot 65, Bald Eagle Village STP, owner Suez Water New Jersey, effective 11/01/19, expiration 10/31/2024.
6. Response Action Outcome (RAO) notification received from TERMS Environmental Services, dated September 10, 2019, regarding Area of Concern - Known Chlorinated Volatile Organic Groundwater Contamination for the West Milford Shopping Plaza, 1926-1938 Union Valley Road, Block 6701; Lot 10, with remediation that included site investigation, remedial investigation, and remedial action pursuant to N.J.A.C. 7:26E.

Miscellaneous Correspondence

1. Hudson Essex Passaic Soil Conservation District 3.5 year certification of the soil erosion and sediment control plan, dated September 6, 2019, for Harper Union Valley Grading, 979 Union Valley Road, Block 7701; Lot 14.
2. ANJEC – Complying With NJ Stormwater Regulations Webinar, 12/02/19, 6 pm., Guide for new development and compliance with NJ stormwater regulation.

ADJOURNMENT