

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
October 25, 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

AirBNB Facilities – Review draft ordinance prior to referral to Township Council.

2019 Meeting Dates – Review.

2017 Annual Report of the West Milford Board of Adjustment – 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 September 2018.

MINUTES

Approval of Minutes from the September 27, 2018 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Notification of proposed potable well sampling to be conducted at 21 Ringwood Lane, Block 3604; Lot 4 from HCI-Hydrrotechnology, dated October 5, 2018, regarding the investigation of groundwater contamination at 2019 Greenwood Lake Tpk.
2. Response Action Outcome received from I-LSRP, dated September 14, 2018, regarding remediation for a Site Investigation at Dealer Mgmt. Services, 2925 Rt. 23 S., Block 15804; Lot 14.
3. Suspected Hazardous Substance Discharge notice from the NJDEP, dated October 11, 2018, regarding Block 16201; Lot 39, Oak Ridge Presbyterian Church, for the exceedance of nitrates in the water system.
4. Suspected Hazardous Substance Discharge notice from the NJDEP, dated October 11, 2018, regarding Block 6701; Lot 10, 1938 Union Valley Road, for a transformer spill caused by equipment failure; cleanup is complete.
5. Notification of an NJDEP Flood Hazard Area Individual Permit from Dykstra Walker Design Group, dated October 8, 2018, regarding 250 Oak Ridge Road, Block 16502; Lot 3, with respect to expansion/reconfiguration of an existing parking lot and associated site improvements.
6. Receptor Evaluation and Public Notification, dated September 17, 2018, received from SRG Site Remediation Group, regarding Newfoundland BP, 2897 Rt. 23, Block 15804; Lot 18, NJDEP Case #16-05-25-1009-26.
7. Correspondence from the NJDEP, dated October 5, 2018, regarding a Notice of Resolution for 3 Momentos Restaurant, 374 Morsetown Road, Block 4701; Lot 38.02, advising that the restoration work, including the removal of soil fill material from freshwater wetlands, transition areas and the riparian zone associated with Morsetown Brook tributary, and the implementation of a re-vegetation plan, has been completed as required.

8. Notification from the NJDEP, dated October 4, 2018, regarding T1-Sanitary Subsurface Disposal Permits for Bubbling Springs Park (PI ID #566867) and West Milford Town Hall (PI ID #168110).

9. Notification from PK Environmental, dated September 25, 2018 regarding the submission of a NJDEP Flood Hazard Area Permit application for Upper Greenwood Lake/Multi Cove Dredging Maintenance project, Block 2901; Lot 1, which includes the Boat Launch Cove, Bridge Run Cove, and Witte Cove.

Miscellaneous

1. NJ Planning Officials Dues Notice for 2019.

2. HEPSCD certification of soil erosion and sediment control plan, dated September 13, 2018 received for Melillo-Vreeland Grading & Improvements, 40 Vreeland Rd., Block 9001; Lot 21.

3. Town Of Warwick notice of special meeting on October 11, 2018 with regard to Introductory Local Law #9-2018 to amend zoning laws under Chapter 164 governing agriculture and the agricultural protection overlay district, clarifying the requirements for commercial large scale solar energy systems, and providing for corrections to the zoning laws to address land use issues identified by the Town Board, Planning Board and the Planning, Engineering and Building departments.

4. Borough of Bloomingdale notification, dated September 19, 2018, regarding a public hearing to be scheduled on November 27, 2018 with respect to Ordinance No. 24-2018 amending Chapter 92 “Zoning”, Section 92-55 “B-1 General Business Zone” and Section 92-55.1 “B-1-A Commercial Zone” of the Code of the Borough of Bloomingdale to address parking issues.

5. Borough of Butler notification, dated September 19, 2018, regarding a public hearing to be scheduled October 16, 2018 with respect to #2018-15, an Ordinance Amending Chapter 143 – Land Use, to include new sections entitled “Temporary Exterior Storage Units in Residential Districts”, “Self-Storage Facilities”, “Electronic Signs”, and “Schedule of Permitted Uses.”

6. Notification from the Township of Hardyston regarding the adoption of Ordinance No. 2018-10 with respect to Land Use – Standards for Outdoor Lighting for Residential Properties.

ADJOURNMENT