

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

November 2, 2017

Regular Meeting

Chairman Christopher Garcia opened the November 2, 2017 Meeting of the West Milford Planning Board at 7:34 p.m. with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Steven Castronova, Linda Connolly, Chairman Christopher Garcia, Andrew Gargano, Warren Gross, Douglas Ott, Michael Siesta, Geoffrey Syme, Glenn Wenzel.

Absent: Mayor Bettina Bieri, Councilman Lou Signorino, Board Attorney Thomas Germinario, Board Planner Chuck McGroarty, Board Engineer Paul Ferriero.

Chairman Christopher Garcia requested Alternate #1 Steven Castronova and Alt #2 Michael Siesta to sit in for the absent Board members. He further 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 Glenn Wenzel with a **second** by Linda Connolly

APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Master Plan Land Use Plan Element

Chairman Christopher Garcia advised that the hearing for the Land Use Plan Element has been scheduled for December 7, 2017. He noted that the Board Planner, Chuck McGroarty, will provide a copy of the updated amended plan to the Board and public notices will be made as required by law.

West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance Amendments

Chairman Garcia advised that this matter is pending review by the Ordinance Committee at a meeting following this regular Board meeting. The Chairman of the Historic Preservation commission was requested to attend this meeting but he had a prior commitment. He advised that the guidelines and draft ordinance amendments were completed after this matter was pending for a number of years.

Board of Adjustment Annual Report

Chairman Christopher Garcia advised that the height restriction for accessory buildings will be discussed at the Ordinance Committee meeting following this regular meeting.

Bed & Breakfast and AirBNB Facilities

Chairman Garcia advised that this matter will be discussed by the Ordinance Committee at their meeting following this regular Board meeting.

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”

The Amended Aquifer (Water Supply and Water Quality Requirements) Ordinance has been scheduled for discussion at the November 8, 2017 Township Council Workshop meeting.

Chairman Garcia advised that he will attend the meeting and Linda Connolly advised that she will also attend. The Board Secretary advised that she reached out to the Board Attorney, Thomas Germinario, to provide a justification for the ordinance amendments. Upon receipt, she forwarded them to the Administrator's Office to include with the Council's information on this matter.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Invoices

There were no invoices submitted for approval by Board for this meeting.

MINUTES

Those members of the Board who were present at the October 5, 2017 Planning Board meeting **unanimously approved** the Minutes that were presented, with a **motion** by Andrew Gargano and a **second** by Geoffrey Syme.

The following correspondence items were reviewed and filed:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Act – Exemption #5 Qualification Notice, received from the Highlands Council, dated October 11, 2017 for Scattergood-Tooey, Block 1301; Lot 1, 104 Carmel Road, regarding the construction of a shed as an improvement to a single family dwelling, advising that this project qualifies for a local exemption under the Highlands Act.

NJ Department of Environmental Protection Correspondence

1. No Further Action correspondence received from the NJDEP, dated September 25, 2017 regarding remediation following the removal of one 1000 gallon #2 HO UST for Randazzo, 278 Wooley Road, Block 10001; Lot 21.

2. No Further Action correspondence received from the NJDEP, dated September 28, 2017 regarding remediation following the removal of one 330 gallon #2 HO AST for 366 High Crest Drive, Block 13102; Lot 12.

3. Amendment and supplement for administrative errors dated September 27, 2017 to the Response Action Outcome from Betts Environmental, dated April 13, 2017, regarding 1367 Union Valley Road, Block 7508; Lot 16, specifically related to the *Scope of Remediation* and *Known Onsite Contamination Source Not Yet Remediated*.

4. Draft Surface Water Renewal Permit Action – Category A - Sanitary Wastewater, NJPDES Permit # NJ0024414, dated October 3, 2017, received from the NJDEP for Inserra West Milford LLC regarding the West Milford Shopping Center STP.

5. General Permit #25 application notice received for Rigna, 22 Yardville Rd, Block 2704; Lot 5 regarding a septic system alteration.

6. General Permit application notice received for Kroeze, 16 Yorktown Rd, Block 2017; Lot 5 regarding installation of a septic system in a wetlands transition area.

7. NJDEP correspondence dated October 4, 2017 regarding the Boy Scout Lake Dam, NJ Dam File #22-182, Camp Wyanokie, finding the Operation and Maintenance Manual to be acceptable as submitted.

8. Public notice – Classification Exception Are/Well Restriction Area received from SRG, dated September 28, 2017, regarding Waseem Enterprises, 2897 Route 23 So., Block 15804; Lot 18.

9. No Further Action correspondence received from the NJDEP, dated October 13, 2017 regarding remediation following the removal of one 550 gallon #2 HO UST for 364 Lakeside Road, Block 3107 Lot 7.

10. Suspected Hazardous Substance Discharge notification received from the NJDEP, Case # 17-10-17-1226-28, regarding the removal of one 550 gal #2 HO UST at 30 Old Greenwood Lake Tpk, Block 3903; Lot 18, with clean up pending.

11. Notice of Resolution received from the NJDEP, dated October 12, 2017, for Ruckus Paintball, 625 Macopin Road, Block 13501; Lot 2 regarding the assessment of restoration performed at the request of the NJDEP which included the removal of fill material from a freshwater wetlands area and stabilization with grass seed.

12. General Permit #25 application notice received from Richard Deubert, P.E. for 1043 Westbrook Road, Block 11104; Lot 2 regarding a septic system alteration.

13. Notification of Groundwater Sampling received from HCI, dated October 17, 2017, regarding 5 Stainsby Road, Block 3603; Lot 6 as a result of contamination at 2019 Greenwood Lake Tpk., NJDEP Preferred ID #227453.

14. Notification of Groundwater Sampling received from HCI, dated October 17, 2017, regarding 7 Lambert Road, Block 3603; Lot 1 as a result of contamination at 2019 Greenwood Lake Tpk., NJDEP Preferred ID #227453.

Miscellaneous

1. Borough of Ringwood Notice of Public Hearing on November 28, 2017 at 8:00 pm, 60 Margaret King Ave., Ringwood, NJ, regarding Ordinance No. 2017-07 "Amending Chapter 40, Zoning Regulations, Various Sections and Schedule 5 to Amend and Add Language for Portable Freestanding or A-Frame Signs in Certain Zones."

2. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan for 191 Point Breeze Dr., Block 2601; Lot 33 regarding a single family demo and rebuild.

3. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan for 104 Carmel Road, Block 1301; Lot 1 regarding soil movement and grading.

ADJOURNMENT

Prior to adjourning, Board Member Warren Gross inquired if the Ordinance Committee or Master Plan Committee ever looked into expanding the Town Center to accommodate a larger commercial area that would be more accessible to the residents in West Milford. He suggested that with the proper design and layout, it could work, and he referred to a site on Union Valley Road near the West Milford Post Office. Board Member Andrew Gargano commented that the area Mr. Gross was referring to contained wetlands. Board Member Glenn Wenzel commented that this was more of an economic development matter and would not be initiated by the Board. Chairman Garcia noted that with the Highlands regulations there are limitations with development, adding that the Ordinance committee had never looked into this. Mr. Gargano suggested that this was something that the new Planner could look into for the Board. Board Member Geoffrey Syme inquired if the A&P and Oak Ridge Road were included as redevelopment areas in the Master Plan and Chairman Garcia responded that it was not included in the amended Land Use Plan Element. He observed that Wallisch Homestead was also discussed with regard to a redevelopment area since it was connected to A&P and Brown's Point. Mr. Gross suggested that with the planned Suez purchase of the M.U.A., a package sewer plant could be effective, and Chairman Garcia advised that with the Highlands legislation, new sewer service would not be feasible.

Meeting Time Change The Board members discussed changing the meeting time to 7:00 pm from 7:30 pm. A **motion** was made by Andrew Gargano, with a **second** by Glenn Wenzel to change the meeting time for 2018 to 7:00 pm. The new time and dates will be advertised.

With regard to the various committee meeting times, the Board members concurred that this could be decided on a case by case basis.

Chairman Garcia read into the record the letter from Banisch Associates regarding the resignation of Chuck McGroarty from their firm. He advised that the Township Administration and the Board Secretary will coordinate the RFP and search for a new Planning Board and Township Planner.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of November 2, 2017 at 8:10 p.m. on a **motion** made by Andrew Gargano with a **second** by Geoffrey Syme, with the Ordinance Committee meeting immediately following.

Approved: December 7, 2017

Respectfully submitted by,

Tonya E. Cubby, Secretary