

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
November 2, 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**

**Land Use Plan Element of the Township Master Plan** – Public Hearing to be held December 7, 2017.

**West Milford Historic Preservation Commission Design Guidelines & Draft Ordinance** – Pending review.

**Draft Water Supply and Water Quality Ordinance (§470-15.1) Amendments** – Township Council discussion November 8, 2017.

**West Milford Board of Adjustment 2016 Annual Report** – Update from Ordinance Committee.

**Bed & Breakfast and AirBNB** – Under review with 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 – October 2017.

**MINUTES**

Approval of Minutes from the October 5, 2017 Regular Planning Board meeting.

**CORRESPONDENCE RECEIVED:**

**Highlands Water Protection and Planning Act Correspondence**

1. Highlands Act – Exemption #5 qualification notice, dated October 11, 2017, received from the Highlands Council, regarding the construction of a shed as an improvement to a single family dwelling.

**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**