

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

November 3, 2016

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, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.
Alternates: Steven Castronova Alt 1, Michael Siesta Alt 2.
Board Attorney: Thomas Germinario, Esq.
Board Engineer: Paul Ferriero, P.E., Ferriero Engineering
Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS -

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 Regular Planning Board meetings.

Highlands Water Protection and Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. Response Action Outcome notification received from Viridian Environmental Consultants regarding the West Milford Shop Rite, 23 Marshall Hill Road, Block 6303; Lot 15, ID # 162692, with reference to the Area of Concern#1 – Soil impacted by discharge from transformers and no other area, advising that the remediation has been completed in compliance with Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C).
2. Suspected Hazardous Substance Discharge Notice – NJDEP Case # 16-10-17-1819-18 received from the NJDEP, dated October 18, 2016, regarding Selling Precision, 264 Marshall Hill Road, Block 6002; Lot 27, for improper removal of an underground storage tank from the site approximately 20 years ago, with soil contamination suspected.
3. Suspected Hazardous Substance Discharge Notice – NJDEP Case # 16-10-14-1440-45 received from the NJDEP, dated October 15, 2016, regarding 366 High Crest Drive, Block 13102; Lot 12, for the removal of one 330 gallon #2 heating oil above ground tank, with weeping, removal and clean up pending.
4. Suspected Hazardous Substance Discharge Notice – NJDEP Case # 16-10-14-0941-04 received from the NJDEP, dated October 15, 2016, regarding 370 High Crest Drive, Block 13102; Lot 13, for the removal of one 550 gallon #2 heating oil underground tank, with clean up pending.
5. Suspected Hazardous Substance Discharge Notice – NJDEP Case # 16-10-06-1015-54 received from the NJDEP, dated October 7, 2016, regarding 8 Upper High Crest Drive, Block 13103; Lot 6, for the removal of one 550 gallon #2 heating oil underground tank, with clean up pending.
6. Warning Letter from the NJDEP Bureau of Coastal and Land Use Compliance and Enforcement, dated September 29, 2016, to the New Jersey Conservation Foundation, regarding Tranquility Ridge County Park, Block 4502; Lot 4, advising that activities have taken place at the site that require a Highlands Preservation Area approval or Forest Management Plan approval. Activities included chemical or mechanical tree girdling with a disturbance of 15 acres of upland forest, with 1 acre in the Highlands open water buffer, conducted in connection with the golden winged warbler and timber rattlesnake enhancement project. Since the activities involve more than one-quarter acre of disturbance in the Highlands Preservation Area, application is to be made to the Division of Land Use Regulation for a Highlands Preservation Area Approval and/or Forest Management Plan from the Division of Parks & Forestry.
7. NJDEP Dam Permit, dated September 27, 2016 (Permit #1521) for Kerry Green, 267 Wooley Road, Block 9901; Lot 27.01 regarding the decommissioning of the Green Valley Front Lake Dam including, but not limited to a permanent breach opening structure; subject dam is located on an unnamed tributary to Belcher Creek.
8. Correspondence from the NJDEP Office of Dam Safety and Flood Control, dated October 17, 2016, to Passaic County Engineering regarding the Apshawa Main Dam (File #22-1) and Apshawa Auxilliary Dam (File #22-314) advising that the inspection report found the dams to be in Satisfactory Condition with no repairs or maintenance necessary, with the next inspection to be performed by August 16, 2018, and a recommendation that low level outlet valves should be operated two to four times a year to prevent siltation of the inlet and to ensure operability of the valves.

Miscellaneous Correspondence Received/Sent

1. HEPSCD certification, dated September 1, 2016, received for Coppola West Brook Single Family Dwelling, 939 West Brook Road, Block 4801; Lot 32.
2. HEPSCD certification, dated September 14, 2016, received for Passaic County Hewitt State Forest Parking Area & Demolition of 1753 House, 22 Warwick Tpk, Block 2902; Lot 3.

ADJOURNMENT