

**TOWNSHIP OF WEST MILFORD  
PLANNING BOARD**

**MINUTES**

**November 5, 2020**

**Regular Meeting**

Chairman Christopher Garcia opened the November 5, 2020 regular meeting of the West Milford Planning Board, held in the main meeting room of the West Milford Town Hall, at 7:00 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Councilwoman Ada Erik, Councilman Warren Gross, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia, Alt #1 Michael DeJohn, Alt #2 Michael Chazukow.

**Absent:** Steven Castronova, Linda Connolly, Robert Nolan, James Rogers, Board Attorney Thomas J. Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Christopher Garcia requested Michael DeJohn and Michael Chazukow to sit on the Board for the absent Board members, and advised that a quorum was present to hold this regular meeting.

**PUBLIC PORTION**

The public portion was opened by Chairman Christopher Garcia. With no members of the public wishing to address the Board, the public portion was **closed** on a **motion** by Ada Erik with a **second** by Warren Gross.

**APPLICATIONS** - None.

**MEMORIALIZATIONS** – None.

**NEW OR ONGOING BUSINESS**

**Highlands Sustainable Economic Development Plan** – Chairman Christopher Garcia advised that Jessica Caldwell and her staff are continuing to meet with the various stakeholder organizations for feedback with regard to the Highlands Sustainable Economic plan. They are also compiling the resident and visitor survey responses and will provide an updated report at the next Planning Board meeting.

**Upcoming Board Meetings** – Chairman Christopher Garcia addressed the issue of future Planning Board meetings, and whether they will, or can, be held in person or held virtually, via the Board's Zoom account. He noted that several Board members have been attending the Zoom meetings in person in the main meeting room since they are unable to access the meeting virtually, while the remainder of the Board is present at the meeting virtually. He further commented that the Covid-19 virus is persisting and we need to resolve the issues with holding virtual meetings. Geoffrey Syme and Ada Erik remarked that there should be an option to telephone into the meeting, and the Chairman and Secretary both advised that the meetings can be accessed by telephone by using the Dial In

number that is listed on the agenda and entering the specific Meeting ID and Password for each meeting. Board members have the option of accessing the meeting via a computer, using an ipad, a smartphone, or a regular phone. Chairman Garcia advised that he will make a determination for each meeting, whether in-person or virtual, based on the Covid-19 protocols in place at the time of the scheduled meetings.

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES REFERRED FROM COUNCIL** – None.

**BOARD PLANNER’S REPORT** – None.

**BOARD ATTORNEY’S REPORT** – None.

**BOARD ENGINEER’S REPORT** – None.

## **MISCELLANEOUS**

### **Invoices**

The Board professional’s invoices for the month of August were **unanimously approved** on a **motion** by Ada Erik with a **second** by Warren Gross.

## **MINUTES**

The Minutes from the September 24, 2020 regular meeting, held via Zoom, were **unanimously approved** by all members present at the meeting on a **motion** by Ada Erik and a **second** by Warren Gross.

## **CORRESPONDENCE RECEIVED:**

The following correspondence items were reviewed by the Board:

### **Highlands Water Protection and Planning Act Correspondence**

1. NJ Highlands Council Grant Award - Regional Watershed Based Assessment - Not to exceed \$200,000 - West Milford intends to conduct a comprehensive assessment of the watersheds surrounding 22 private and public lakes in the municipality. In this first phase of a two-phase project, the scope of work is focused on historic data review; an examination of hydrologic/ pollutant loads; a pollutant removal analysis; and stream/watershed water quality analyses.
2. NJ Highlands Council Grant Award - Stormwater Infrastructure Mapping - Not to exceed \$70,900 - Proposed project to develop a single Geographic Information System (GIS) map of the complete stormwater infrastructure system and a database of stormwater information for the entire Township. The project will enable West Milford to fully meet its Municipal Separate Storm Sewer Systems (MS4) permit requirements while building a comprehensive database that will assist in future management and maintenance of the system.

### **NJ Department of Environmental Protection Correspondence**

1. Correspondence from Dynamic Engineering dated October 14, 2020, on behalf of Kingwood Flex (formerly Belchers Run) advising of a Treatment Works Approval (TWA) application to the NJDEP for the construction of an individual Subsurface Sewage Disposal System at 1590-1610 Union Valley Road, Block 6401; Lot 1. A copy of the application is on file with the Township Health Dept.

2. Correspondence from DuBois & Associates, dated October 16, 2020, on behalf of Kingwood Flex LLC, advising that an application has been filed with the NJDEP for a Flood Hazard Area Individual Permit for Block 6401; Lots 1 & 3, for authorization of regulated activities in a flood hazard area for a proposed 5,449 SF addition to an existing commercial addition with modifications to the existing parking area.
3. Response Action Outcome (RAO) notification received from Fennelly Environmental Associates, LLC, dated October 12, 2020, received for Hydraulic Manifolds USA, 264 Marshall Hill Road, Block 6002; Lot 27, ID#748122, advising that the remediation has been complete.
4. Suspected Hazardous Substance Discharge notice received from the NJDEP, dated October 17, 2020, regarding the removal of a 550 gallon UST at 24 Oak Drive, Block 16304; Lot 5, with clean-up pending. NJDEP Case # 20-10-16-1044-48.
5. Suspected Hazardous Substance Discharge notice received from the NJDEP, dated October 6, 2020, regarding a violation for exceeding ammonia levels at the 1290 Macopin Rd., Block 10202; Lot 4, Highview Waste Water Treatment Plant – results indicate 7.40 mg/l and maximum allowed is 6.0 mg/l. NJDEP Case # 20-10-05-1216-55.
6. NJDEP Permit No. 20-0240, dated October 5, 2020, advising of a Treatment Works Approval for YMCA of Montclair, 131 Germantown Road, Block 14108; Lot 6, for the construction and operation of a proposed on-site treatment and disposal system for an existing 350 person seasonal day camp.
7. Correspondence received from ADR Environmental, dated October 19, 2020, regarding a Classification Exception Area/Well Restriction Area Fact Sheet for 3520 Route 23, Stockholm, NJ 07460, Block 16901; Lot 2 for Trimethylbenzene (200) and Total VOC TIC's 623).
8. Suspected Hazardous Substance Discharge notice received from the NJDEP, dated October 28, 2020, regarding the removal of a 550 gallon UST at 32 Red Barn, Block 9102; Lot 8, with clean-up pending. NJDEP Case # 20-10-27-1420-46.
9. Dam Safety Inspection Report received from the NJDEP, dated October 5, 2020, advising that the Carpi Lake Dam, Morsetown Road, was found in Satisfactory condition with recommended maintenance permitted.
10. HEPSCD - Hudson Essex Passaic Soil Conservation District – certification of the soil erosion and sediment control plan, dated July 27, 2020, for the Granatell Pole Barn, 1735 Union Valley Rd, Block 6902; Lot 32.
11. HEPSCD - Hudson Essex Passaic Soil Conservation District – certification of the soil erosion and sediment control plan, dated June 30, 2020, for Drew Boshart S.F.D., 39 Virginia Lane, Block 10002; Lot 3.
12. HEPSCD - Hudson Essex Passaic Soil Conservation District – certification of the soil erosion and sediment control plan, dated July 7, 2020, for McElroy S.F.D. Demo and Rebuild, 62 Passaic Drive, Block 2509; Lot 6.
13. HEPSCD - Hudson Essex Passaic Soil Conservation District – certification of the soil erosion and sediment control plan, dated June 30, 2020, for Koeppel S.F.D. Demo and Rebuild, 17 Mary Street, Block 11001; Lot 12.
14. Suspected Hazardous Substance Discharge notice received from the NJDEP, dated October 8, 2020, regarding the removal of a 1000 gallon UST at 1913 Greenwood Lake Tpk., Block 3610; Lot 34, with clean-up pending. NJDEP Case # 20-10-07-0916-54.

### **Miscellaneous Correspondence**

1. NJ Planner Newsletter.

## **ADJOURNMENT**

Prior to adjourning, Chairman Garcia and the Board members congratulated Michael Chazukow on being elected to the Township Council beginning in 2021.

Ada Erik advised that the recently installed carpet in the main meeting room and offices on the main floor will be replaced by vinyl plank flooring to address any possible Covid-19 issues.

The Board members reviewed the upcoming meeting dates that are scheduled for December 3 and 17, 2020.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of November 5, 2020 at 7:35 p.m. on a **motion** made by Glenn Wenzel with a **second** by Michael Chazukow.

Approved: December 3, 2020

Respectfully submitted by

Tonya E. Cubby, Secretary