

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

**December 5, 2019**

**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:** Steven Castronova, Linda Connolly, Ada Erik, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel.

**Alternates:** Alt. #1 Matthew Conlon, Alt. #2 James Rogers

**Chairman:** Christopher Garcia

**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**

**ESTATE OF EDWARD J. SCHAFFER**

**Minor Subdivision & Bulk Variance #PB-10-19-04**

Block 16004; Lot 1

3061 Route 23 So; R-4 Zone

**Seeking:** Minor Subdivision and Bulk Variance approval for an existing parcel with two existing dwellings, with individual wells and septic systems, into two separate lots, with bulk variances requested for lot area, lot frontage, lot width, side yard setback, and front yard setback.

**ABDD LLC (DUNKIN DONUTS)**

**Minor Site Plan & Bulk Variance #PB-09-19-03**

Block 7621; Lot 2

1521 Union Valley Road; VC Zone

**Seeking:** Minor Site Plan and Bulk Variance approval for the installation of a walk-in freezer to the rear of an existing Dunkin Donuts facility, with a bulk variance requested for rear yard setback where 50 ft is required, 41.47 ft is existing, and 26.49 is proposed.

**MEMORIALIZATIONS** – None.

**NEW OR ONGOING BUSINESS**

Redevelopment Study  
Highlands Grant

**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 November 7, 2019 Regular Planning Board meeting.

**CORRESPONDENCE RECEIVED:**

**Highlands Water Protection and Planning Act Correspondence** – None.

**NJ Department of Environmental Protection Correspondence**

1. NJDEP Freshwater Wetlands LOI-Line Verification, dated Nov. 1, 2019, received for George Mesiha, Block 16901; Lot 4, Canistear Road, regarding the construction of a new S.F. dwelling.
2. Correspondence from McKittrick Engineering, dated October 31, 2019, advising of a Treatment Works Approval Permit to alter a septic system.
3. Correspondence from Houser Engineering, dated November 19, 2019 regarding 687 Morsetown Road, Block 5708; Lot 11, for a FW G.P. #24 with respect to the repair of an existing septic system.
4. NJDEP Suspected Hazardous Substance Discharge notification, dated November 24, 2019, regarding Block 6203; Lot 13.1, Marshall Hill Road, for a release due to a cracked chemical feed line at the Birch Hill Sewer Plant, with clean up pending.
5. NJDEP Suspected Hazardous Substance Discharge notification, dated November 23, 2019, regarding Block 14102; Lot 1, Route 23, City of Newark Pequannock Water Treatment Plant, advising of a spill of fluids (potassium permanganate) inside the facility from a line that feeds a large bin, with fluids exiting the building. Non-emergent at this time.
6. Classification Exception Area (CEA) correspondence, dated November 20, 2019, received from Practical Environmental Services, advising of an investigation of ground water contamination at the Belcher Run Shopping Center site, 1590-1610 Union Valley Road, Block 6401; Lots 1 & 3.

**Miscellaneous Correspondence** - None

**ADJOURNMENT**

## **ADDENDUM TO AGENDA**

### **ZONING BOARD OF ADJUSTMENT 2018 ANNUAL REPORT**