

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 7, 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.

LAND USE PLAN ELEMENT OF THE TOWNSHIP MASTER PLAN – Public Hearing.

APPLICATIONS

NEW APPLICATIONS

ASHLEY SCATTERGOOD-TOOEY

Major Soil Fill Permit & Bulk Variance #PB-07-17-02

Block 1301; Lot 1

104 Carmel Road; R-2 Zone

Seeking: Major Soil Fill Permit from the Planning Board for importing 2257 cubic yards of soil fill to a residential site, and a bulk variance requested for a proposed accessory structure where 1500 square feet is permitted and 1705 sq. ft. is proposed.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

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

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

West Milford Board of Adjustment 2016 Annual Report – Pending review of the Ordinance Committee.

Bed & Breakfast and AirBNB Facilities – Pending review with Ordinance Committee.

ORDINANCES FOR INTRODUCTION –

ORDINANCES REFERRED FROM COUNCIL -

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Amend By-Laws

To Reflect Meeting Time Change to 7:00 pm.

Invoices

Approval of Planning Board professionals’ invoices for September – November 2017.

MINUTES

Approval of Minutes from the November 2, 2017 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Act – Exemption #5 Qualification Notice, received from the Highlands Council, dated October 11, 2017, for 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.
2. Highlands Applicability Determination application copy, dated October 9, 2017, received from Environmental Construction and Houser Engineering regarding 99 Long Pond Road, Block 4106; Lot 1, for the subdivision of an existing lot (former Awosting Clubhouse site) into two lots for the purpose of constructing a single family dwelling on each lot.

NJ Department of Environmental Protection Correspondence

1. NJDEP No Further Action correspondence dated November 2, 2017 regarding the removal of a 550 g #2 H.O. UST and remediation at 11 Wanaque Road, Block 4108; Lot 5.

2. Suspected Hazardous Spill notification dated November 4, 2017 received from the NJDEP for Uptime Radiology, 1018 Westbrook Road, Block 5009; Lot 15, regarding a hydraulic oil truck line spill of 2 gallons, with clean up scheduled.
3. Suspected Hazardous Spill notification dated November 4, 2017 received from the NJDEP for Coyman, 6 Yellowstone Avenue, Block 3703; Lot 15 regarding a hydraulic oil line break in equipment, with clean up in progress.
4. Suspected Hazardous Spill notification dated November 4, 2017 received from the NJDEP for Kapusta, 40 Stephens Road, Block 7701; Lot 19 regarding an oil spill in basement from September 2017 – with no clean up done to date.
5. Suspected Hazardous Spill notification dated November 1, 2017 received from the NJDEP for Ballacera, 66 Goldfinch Road, Block 201; Lot 24 regarding an oil spill in basement from faulty oil filter - cleanup is pending.
6. Suspected Hazardous Spill notification dated November 13, 2017 received from the NJDEP for 63 Marshall Hill Road, Block 6303; Lot 9 regarding a motor vehicle accident resulting in a motor vehicle fluid spill, with clean pending.
7. Notification of a subsurface sewage disposal system alteration received from Eid & Laptka, LLC for 20 Circle Drive, Block 16307; Lot 1 and a pending application for a GP 25 from the NJDEP.
8. Notification of a subsurface sewage disposal system alteration received from Eid & Laptka, LLC for 5 Twin Oaks Trail, Block 3001; Lot 10 and a pending application for a GP 25 from the NJDEP.

Miscellaneous

1. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated October 20, 2017 received for Jehlen Somerville Single Family Dwelling Reconstruction at 37 Somerville Road, Block 3012; Lot 1.
2. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated September 15, 2017 received for Ashley Scattergood Tooley regarding a grading plan for 104 Carmel Road, Block 1301; Lot 1.
3. Hudson Essex Passaic Soil Conservation District certification of a soil erosion and sediment control plan, dated November 27, 2017, received for Joseph Fontana for proposed condos at 165 Lakeside Road, Block 4201; Lot 21 and Block 3406; Lot 23.
4. Notice of Public Hearing on December 11, 2017 at 7 pm - Tuxedo Town Hall, received from the Town of Tuxedo, NY regarding proposed amendments for the Tuxedo Farms Design Guidelines that were approved as part of an Amendment to the Special Permit for Tuxedo Farms (former Tuxedo Reserve) project in April 2015. The hearing will address amendments to the procedural requirements for the design review process for individual buildings and expansion of the permitted building materials.
5. Notification of a Public Hearing from the County of Passaic, dated November 27, 2017, regarding Hazelman Farm's application for Site Specific Agricultural Management Practice recommendation concerning the installation of fencing to control and protect livestock at 778 Macopin Road, West Milford, NJ, Block 12001, Lot 21; Block 12107, Lot 3; Block 12501, Lot 24.

ADJOURNMENT

Addendum to Agenda

Township of West Milford Planning Board

**DECEMBER 7, 2017
REGULAR MEETING**

The Planning Board will consider the adoption of the following resolutions:

MEMORIALIZATIONS

RESOLUTION NO. 2017 - 08

RESOLUTION OF THE TOWNSHIP OF WEST MILFORD PLANNING BOARD ADOPTING THE TOWNSHIP OF WEST MILFORD MASTER PLAN LAND USE PLAN ELEMENT

RESOLUTION NO. 2017 - 09

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION OF ORDINANCE NO. 2017-018, AN ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY TO AMEND CHAPTER §500, ZONING, ARTICLE VI, ENTITLED “LIMITED MANUFACTURING AND INDUSTRIAL”, SECTION §500-45, ENTITLED “PURPOSE” TO INCLUDE DEFINITIONS AND ESTABLISHING SECTION §500-47.1 ENTITLED “CONDITIONAL USES PERMITTED IN THE LIMITED MANUFACTURING AND INDUSTRIAL ZONE” OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

RESOLUTION NO. 2017 – 10

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 2017-017, ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY 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,” PARD D “AQUIFER TEST AND HYDROGEOLOGIC EVALUATION,” AND PART E, “WATER QUALITY EVALUATION” OF THE REVISED ORDINANCES OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY