

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

December 19, 2019

Regular Meeting

Chairman Christopher Garcia opened the December 19, 2019 regular meeting of the West Milford Planning Board at 7:00 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Warren Gross, James Rogers, Geoffrey Syme (LE), Glenn Wenzel, Chairman Christopher Garcia.

Absent: Matthew Conlon, Councilman Luciano Signorino.

Chairman Christopher Garcia requested a moment of silence for Board member Douglas Ott, who passed away on December 17, 2019. It was noted that he served on the Environmental Commission for 37 years and the Planning Board for 15 years.

Chairman Christopher Garcia requested James Rogers to sit on the Board for one of the absent 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 Councilwoman Ada Erik with a **second** by Glenn Wenzel.

APPLICATIONS

Courtesy Review

West Milford Public Schools Solar Projects

James Brown, a representative from EZENERGY, the solar firm managing engineering and construction, was present to address the Planning Board regarding a courtesy review of the proposed solar projects for four of the Township of West Milford Board of Education facilities, including the WM High School, Maple Road School, the Bus Depot, and Macopin Middle School. Mr. Brown provided details regarding the project's construction and financing, which was obtained through a public bid process, noting that there will be no cost outlay for the BOE. Roof solar installations are proposed for three of the sites, and the fourth, Macopin School, will have a carport solar system on the staff parking lot. Board members made inquiries with regard to energy savings, project costs (2 million, 15 year financing, no upfront costs), carport details (14' height), warranties (25 year power warranty), approximate timeline for installation (6 months) and estimated length of operation (15-25 years). Mr. Brown noted that the schools can purchase the units after 15 years (which is the period permitted for government contracts in NJ), or they can re-negotiate a new contract for 10 years. The Board members recommended that lights be installed to the carport solar panel unit that will be constructed at the Macopin School parking lot. In response to inquiries about wind ratings, Mr. Brown noted that the panels are wind rated, mounted on an aluminum racking system with high quality pavers for weighing down the panels, adding that a structural analysis of the roofs, including snow load calculations, are completed prior to installation. Referring to electrical wiring, Mr. Brown advised that, where possible, metal conduit is run from panel to panel to protect the wires from damage.

With regard to the systems' output of electricity, Mr. Brown explained that they would be net metered systems, with the schools getting credit for the electricity that they overproduce and do not use. He noted that the utilities only permit the installation of systems that produce what a customer's average use is, adding that the sun exposure, historical weather conditions, and usage were calculated through research. The Board members inquired about energy efficient lighting changes affecting the use, summer usage when schools are not in session, the outcome of the equipment in the event of a possible building closure, stormwater runoff, and construction measures to accommodate student testing sessions. Mr. Brown stated that solar installation is proposed for three additional schools in the district following the first phase of

installations. Following the thorough assessment of the proposed solar projects, with the Board recommending the installation of lights under the canopy of the solar carport units, Mr. Brown thanked the Board for their time and interest expressed during this courtesy review.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

Resolution No. 2019-11

ESTATE OF EDWARD J. SCHAFFER

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

Block 16004; Lot 1

3061 Route 23 So; R-4 Zone

Granted: 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 granted for lot area, lot frontage, lot width, side yard setback, rear yard setback, front yard setback, and accessory side yard and accessory rear yard setbacks.

Motion by Steven Castronova, with a second by Warren Gross, to approve Resolution No. 2019-11.

Roll Call

Yes: Steven Castronova, Councilwoman Ada Erik, Warren Gross, James Rogers, Glenn Wenzel, Chairman Christopher Garcia.

No: None.

Motion approved.

Resolution No. 2019-12

ABDD LLC dba DUNKIN DONUTS

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

Block 7621; Lot 2

1521 Union Valley Road; VC Zone

Granted: 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 granted for a rear yard setback where 50 ft is required, 41.47 ft is existing, and 26.49 ft is proposed.

Motion by Steven Castronova, with a second by Councilwoman Ada Erik, to approve Resolution No. 2019-11.

Roll Call

Yes: Steven Castronova, Councilwoman Ada Erik, Warren Gross, James Rogers, Glenn Wenzel, Chairman Christopher Garcia.

No: None.

Motion approved.

NEW OR ONGOING BUSINESS

Redevelopment Study and Highlands Economic Development Study – Chairman Christopher Garcia requested that these matters be listed on the January agenda, at which time the Board Planner will provide updates to the Board members.

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 months of October and November were **unanimously approved** on a **motion** by Glenn Wenzel with a **second** by Councilwoman Ada Erik.

MINUTES

The Minutes from the December 5, 2020 regular meeting were **unanimously approved** by the Board members who were present at that meeting, with amendments to include the comments from Owen Bonnet of J. Caldwell & Associates, on a **motion** by Councilwoman Ada Erik and a **second** by Steven Castronova.

CORRESPONDENCE RECEIVED:

The following correspondence items were reviewed by the Board:

Highlands Water Protection and Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. Dam Safety Report correspondence received from the NJDEP, dated November 27, 2019, acknowledging receipt of the report for the dam safety inspection for Lindy's Lake Dam, NJ Dam File # 22-54, finding the structure to be in Satisfactory condition. Recommended general maintenance can be undertaken; all contact information in the EAP should be verified and updated submitted by March 31, 2020.
2. No Further Action notification received from the NJDEP, dated November 25, 2019, PI # 493776, regarding Block 5902; Lot 4, 44 Mountain Circle N, with regard to the removal of a 550 Gallon #2 HO UST.
3. No Further Action notification received from the NJDEP, dated November 20, 2019, PI # 833406, regarding Block 3705; Lot 5, 1894 Greenwood Lake Tpk, with regard to the removal of a 550 gallon #2 HO UST.
4. NJDEP Suspected Hazardous Substance Discharge notification, dated November 29 2019, regarding Block 905; Lot 11, 13 Florence Court, due to a transformer spill with cleanup in process.
5. Copy of correspondence, dated November 26, 2019, received from Practical Environmental Solutions LLC, regarding Block 6401; Lot 1, Belcher Run Shopping Center, with respect to site and remedial investigation reports, case inventory documents and CEA/WRA.
6. Notification to 235 Municipalities serviced by JCP&L, dated December 2019, advising of vegetative maintenance, utility infrastructure maintenance, and repair and replacement activities requiring a FW General Permit #1, Coastal GP #19, Coastal Westland Permit, Flood Hazard Area Individual Permit and Water Quality Certificate.

Miscellaneous Correspondence - None.

ADJOURNMENT

Prior to adjourning, the Board members reviewed the upcoming meeting schedule. The Planning Board Re-organization meeting and first Regular meeting will be held on January 23, 2020. Chairman Christopher Garcia requested that a review of the Redevelopment Study, as well as the Highlands Economic Development Study, both requested by the Governing Body from the Board's Planner, Jessica Caldwell, should be included on the January 23rd agenda.

Chairman Garcia noted that the Board of Adjustment Annual Report is under review at this time and comments will be provided following the review.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of December 19, 2019 at 8:00 p.m. on a **motion** made by Steven Castronova with a **second** by Glenn Wenzel.

Approved: January 23, 2020

Respectfully submitted by,

Tonya E. Cubby, Secretary