

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

December 19, 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

Courtesy Review

West Milford Public Schools Solar Projects

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 for lot area, lot frontage, lot width, side yard setback, and front yard setback.

Resolution No. 2019 - 12

ABDD LLC (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 for a rear yard setback where 50 ft is required, 41.47 ft is existing, and 26.49 is proposed.

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 December 5, 2019 Regular Planning Board meeting.

CORRESPONDENCE RECEIVED:

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