

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

February 25, 2021

7:00 p.m.

Virtual Via Zoom

Due to the physical distancing requirements as a result of Covid-19, and in accordance with the New Jersey Open Public Meetings Act N.J.S.A. 10:4-8(b), this regular meeting of the West Milford Planning Board will be conducted virtually, via ZOOM. The Board Secretary may be contacted by phone at 973-728-2798 or email at planningboard@westmilford.org during regular office hours. **TO ACCESS THE VIRTUAL PLANNING BOARD MEETING, PLEASE USE THE FOLLOWING ZOOM LINK, ID, AND PASSWORD:**

Topic: West Milford Planning Board

Time: Feb 25, 2021 - 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://zoom.us/j/9737282798?pwd=QWlhTWNsNmIwK3F2Smd6OU1LNnBoZz09>

Meeting ID: 973 728 2798

Passcode: 456520

One tap mobile: +19292056099,,9737282798#,,,,*456520# US (New York)

Dial by your location: +1 929 205 6099 US (New York)

Meeting ID: 973 728 2798

Passcode: 456520

Find your local number: <https://zoom.us/u/adBxhYe8zT>

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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members:	Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Councilman Warren Gross, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel.
Alternates:	Alt. #1 Michael DeJohn, Alt. #2 JoAnn Blom.
Chairman:	Christopher Garcia
Board Attorney:	Thomas Germinario, Esq.
Board Engineer:	Paul W. Ferriero, PE.
Board Planner:	Jessica Caldwell, P.P.

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS – None.

MEMORIALIZATIONS - None.

NEW OR ONGOING BUSINESS

Highlands Sustainable Economic Development Study Update - J. Caldwell & Associates.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

- Ordinance To Repeal Article XV “Stormwater Management” In Chapter 470 “Subdivision Of Land And Site Plan Review” Of The Code Of The Township Of West Milford And Replace With A New Article XV In Accordance With Revised New Jersey Department Of Environmental Protection Regulations
- A Resolution Of The Township Of West Milford, County Of Passaic And State Of New Jersey Designating All Property Throughout The Township As An Area In Need Of Rehabilitation Pursuant to N.J.S.A. 40A:12A-14
- Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending Chapter 480 “Soil Removal And Soil Fill” Of The Code Of The Township Of West Milford
- Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending Chapter 500 “Zoning” Of The Code Of The Township Of West Milford To Add A New Section 500-17-A Entitled “Bulk Standards For Residential Development On Existing Lots Of Less Than One Acre”
- Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending §500-90 B(3) Of The Township Code To Allow The Keeping Of Poultry On Less Than One Acre Of Lot Area - Amended

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices

Approval of recent Planning Board professionals’ invoices.

MINUTES

Approval of Minutes from the January 7, 2021 Reorg and Regular Meetings.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Correspondence from Arcadis, dated 02-10-21, advising that an application for a Highlands Applicability Determination was being submitted for Block 7601; Lot 2, former Texaco Service Station, owned by Randa Investments, 1463 Union Valley Road, regarding the installation of a groundwater treatment system, and requesting Exemption #15 which provides conditions for exempted projects focused on the remediation of a contaminated site pursuant to N.J.S.A. 58:10B-1 et seq.
2. Correspondence from Mott MacDonald, dated 02-11-21, advising that an application for a Highlands Applicability Determination – Exemption #11 was being submitted on behalf of the City of Newark, Department of Water and Sewer Utilities, Pequannock Water Treatment Plant Improvement Phase 2 – Chlorination Upgrades Chemical Line, at Block 14102; Lot 1 and Block 14101; Lot 1, 2224 Rt. 23 N.

NJ Department of Environmental Protection Correspondence

1. Suspected Hazardous Substance Discharge Notice received from the NJDEP, dated January 7, 2021, regarding JB Enterprises and Diversification, 26 Wooley Rd, Block 10001; Lot 9, for an anonymous report regarding approximately 100 derelict vehicles at the site and possible petroleum products leakage, as well as dredging operations in progress in suspected wetlands.
2. Notification from McKittrick Engineering, dated 01-19-21, regarding an application to be made for a general permit authorization for a new septic in a wetlands transition area at 10 Oakwood Ave., Block 13808; Lot 13.
3. Correspondence from the NJDEP – Division of Dam Safety, dated December 21, 2020, regarding the Upper Greenwood Lake Dam, Block 2901; Lot 1, NJDEP Dam File No. 22-97, advising that the 2020 dam safety inspection report which found the dam to be in Satisfactory condition. Existing inundation mapping is outdated and must be updated and submitted to the Division of Dam Safety by April 15, 2021.
4. Correspondence from Stewart Surveying & Engineering, dated January 26, 2021, advising of an application being made to the NJDEP for a Treatment Works Approval for Lighty Residence, Block 11106; Lot 7, Roaring Brook Way.
5. Suspected Hazardous Substance Discharge Notice received from the NJDEP, dated February 6, 2021, for 169 Long Pond Road, Block 4104: Lot 1, regarding removal of a 1000 gal UST, with clean up pending.
6. Correspondence from the NJDEP, dated February 5, 2021, acknowledging the Withdrawal of a Treatment Works Approval Application #20-0434 for Donald Dickert, 4 Emerson Road, Block 2511; Lot 6.
7. Correspondence and Public Notice from Dynamic Engineering and the NJDEP Division of Water Monitoring and Standards, received February 19, 2021, regarding the Belcher's Run (Kingwood Flex) Dollar Tree Building Expansion; Block 6401; Lot 1, and a proposed amendment to the Northeast Water Quality Management Plan (WQMP), requesting a written statement of consent, in the form of a resolution from the Governing Body, in support of the proposed amendment to the WQMP, altering the West Milford Wastewater Management plan to expand the Belcher's Run Shopping Center discharge to groundwater (DGW) wastewater treatment facility sewer service

area (SSA) by 0.125 acres to include the proposed increase of square footage to the existing shopping center for the proposed Dollar Tree retail store.

Miscellaneous Correspondence

1. Correspondence from Hudson Essex Passaic Soil Conservation District (HEPSCD), dated January 6, 2021, regarding Vento, 40 Stephens Road, West Milford, NJ, Block 7701; Lot 19, addressing complaints received related to soil movement activities and erosion issues, for soil disturbance that exceeds 5,000 square feet in area. An explanation of the activities and documentation to HEPSCD is required by 01-20-21. Application for a NJ Soil Erosion and Sediment Control certification is also required and owner is to refrain from additional activity until such time that proper permits have been obtained.
2. HEPSCD re-certification of soil erosion and sediment control plan, dated 11-30-20, regarding Stafford Macopin Improvements, 711 Macopin Rd., Block 14001; Lot 16, with limit of disturbance at 0.805 acre in total.
3. HEPSCD certification of soil erosion and sediment control plan, dated 11-09-20, regarding Hernandez Point Breeze, 111 & 115 Pt. Breeze, Hewitt, NJ, Block 2601; Lots 1, 7, 8.

ADJOURNMENT