

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
March 24, 2022
7:00 p.m.
Main Meeting Room**

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. Please take note of the fire exits in this room in the event of an emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Mayor Michele Dale, Councilwoman Ada Erik, Daniel Kochajki, Robert Nolan, James Rogers, Geoffrey Syme.
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 –

ABDD III LLC

Minor Site Plan PB-01-22-01

Block 7621; Lot 2,
1521 Union Valley Road; VC Zone

Seeking: Applicant is seeking Minor Site Plan Approval for exterior façade improvements, new signage, minor site improvements including concrete work, dumpster upgrade and paving.

NEW OR ONGOING BUSINESS -

Ordinance Committee: Report on Ordinance No. 2022-017 and Resolution No. 2022-098.

Master Plan Committee: Report on proposed updates to Master Plan and Ordinance No. 2022-017 and Resolution No. 2022-098.

Burnt Meadow Road Redevelopment Study: Update.

Environmental Commission Greenway Subcommittee: Report.

ORDINANCES FOR INTRODUCTION

ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

ORDINANCE NO. 2022-015

Ordinance of the Township of West Milford... To Create A New Section Entitled “Measurement And Buffering As To Measuring Distances Between Eligible Locations For Cannabis Businesses Within The Township – Amended

Review for compliance with the Master Plan.

MEMORIALIZATIONS

RESOLUTION 2022-08

Resolution Of The Township Of West Milford Planning Board Finding Master Plan Consistency With Ordinance No. 2022 – 015 To Create A New Section Entitled “Measurement And Buffering As To Measuring Distances Between Eligible Locations For Cannabis Businesses Within The Township – Amended

RESOLUTION 2022-09

A Resolution Authorizing the Award of Professional Services Contract In An Amount Not To Exceed \$2,000 to MATTHEW J. MULHALL, P.G. - M2 ASSOCIATES INC.

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 recent Planning Board meetings.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. March 3, 2022, Highlands Preservation Area – Resource Area Determination AT&T, Cell Tower Block 310 Lot 7
2. Highlands resources are located within the proposed footprint of disturbance located on “Stateout Sketch, 325 Lakeside Road Block 3101 Lot 8

NJ Department of Environmental Protection Correspondence

1. *March 9, 2022* - Notification from the NJDEP, Suspected Hazardous Substance Discharge Notification from Ivan Alvarez, DEP Communications Center- Emergency Management Program.
Referenced-Incident Notification Form with details of suspected discharge.
NJ DEP CASE NUMBER 22-03-08-0756
2. *March 22, 2022* – Notice to Neighboring Landowners from the Land Conservancy of NJ West Brook II Preserve, 1228 Westbrook Rd
Block 9201 Lots 1, 2, 3 & %
Submission to establish the boundary of environmental features on the property, or authorize applicant to conduct regulated activities on the property.
3. *March 16, 2022* – Notification from CP Engineers, that SUEZ Water NJ Inc. has submitted Approval Applications to the NJDEP to improve wastewater treatment plants in WM as summarized in a table within this Notification.
Awosting, Birch Hill, Bald Eagle Village, Bald Eagle Commons, Olde Milford Estates, Highview Acres, Crescent Park
4. *March 17, 2022* – Flood Hazard Area Individual Permit # 1615-21-0021.1 LUP 210001 Authorization for reconstruction of Lincoln Avenue Culver #1600-151 To conduct activities in wetland and/or waters included in the issuance of a Water Quality Certificate.
5. *March 17, 2022* – NJ DEP Land Use Application
Burnt Meadow Road / Rockland Electric Company
Block 6002 Lot 33
Block 6002 Lot 44.04
Block 4601 Lot 8

Miscellaneous Correspondence

1. *January 3, 2022*, **Hudson-Essex-Passaic Soil Conservation District**
Battinelli Soil Movement
41 Castle Rock Road
Block 2202 Lot 1.06
Certified HEPSCD review soil erosion and sediment control plan meets the Standards in NJ. Approved subject to condition listed on the notification letter.
2. *January 19, 2022*, **Hudson-Essex-Passaic Soil Conservation District**
B&B Organic Waste Phase 2
280 Marshall Hill Rd/Lycosky Drive.
Block 6002 Lot 29
Certified HEPSCD review soil erosion and sediment control plan completed and meets the standards in NJ. Approved subject to conditions listed on the notification letter.
3. *January 31, 2022*, **Hudson-Essex-Passaic Soil Conservation District**
Leed Green Homes Roaring Brook SFD
Roaring Brook Way
Block 11103 Lot 4
Certified HEPSCD review soil erosion and sediment control plan completed and meets the standards in NJ. Approved subject to conditions listed on the notification letter.

4. *March 9, 2022*, NOTICE OF PUBLIC HEARING on the Historic Preservation Element to the County of Passaic's Parks, Recreation, and Open Space Master Plan April 7, 2022 at 5:00 PM – Accessed through the Cisco WebEx – *Link Available*
5. *March 11, 2022*, Email Correspondence from The Office of the West Milford Clerk. Outdoor Dining & State Law Preemption
Expanded opportunities for restaurants, bars, distilleries, or breweries to utilize outdoor spaces subject to certain conditions.
Included: Chapter 15 and correspondence.

ADJOURNMENT