

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
July 1, 2021
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 in the event of an emergency.

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.

PRESENTATION – None.

APPLICATIONS – None.

NEW OR ONGOING BUSINESS

Highlands Sustainable Economic Development Plan – Update from J. Caldwell & Associates.

Open Space and Recreation Plan Update – Review schedule for Master Plan hearing.

ORDINANCES FOR INTRODUCTION

ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

Ordinance No. 2021-013 - Discussion on revisions to Ordinance #2021-013 regarding Bulk Standards and report on Ordinance Subcommittee/Roundtable meetings held on June 16 and June 28, 2021.

Ordinance No. 2021-025 – Discussion and recommendation to the Governing Body on Ordinance No. 2021-012 - Amending Chapter 460 “Soil Removal and Soil Fill” of the Code of the Township of West Milford – Amended.

Ordinance No. 2021-029 – Discussion and recommendation to the Governing Body regarding Ordinance No. 2021-029 – Amending the Township Code Chapter 500 Entitled “Zoning”... To Permit the Cultivation, Manufacturing, Wholesale, Distribution, Retail, and Delivery of Cannabis Within the Township.

§470-44 – Zoning Permits – Discuss possible amendment regarding Waiver of Zoning Permits under certain conditions.

MEMORIALIZATIONS

RESOLUTION NO. 2021-11

Finding Master Plan Consistency Regarding Ordinance 2021-029

Amending the Township Code Chapter 500 Entitled “Zoning”... To Permit the Cultivation, Manufacturing, Wholesale, Distribution, Retail, and Delivery of Cannabis Within the Township

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 June 1, 2021 Regular Meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Act – Exemption #11, WQMP – Not Addressed, received from the NJDEP Bureau of Freshwater Wetlands and Highlands Permitting, dated June 10, 2021, regarding Suez Water New Jersey, Inc, for site improvements for regional water supply facilities at B 3503, L 18.02; B 4302, L 13; B 4501, L 1; B 5503, L 1; B 6201, L 29; B 9711, L 21; B 9901, L 9.

NJ Department of Environmental Protection Correspondence

1. Notification of Treatment Works Approval Permit Application received from Arcadis U.S., Inc., dated June 2, 2021, regarding the former Texaco Service Station #211126, 1463 Union Valley Road, Block 7601; Lot 2. The treatment system will be constructed to treat all groundwater extracted during this dual-phase remediation project (groundwater and soil vapor extraction). The treatment system will be comprised of one influent equalization tank, four particulate bag filters, two liquid phase granular activated carbon absorbers, and associated pumps, piping and instrumentation. The primary pollutants in the system

influent are anticipated to include benzene, ethylbenzene, xylenes, naphthalene, tentatively identified compounds, and lead. The treated water will be conveyed through an underground pipe to a nearby storm sewer that discharges to Belchers Creek.

2. ADR Environmental Response Action “Outcome, dated June 1, 2021, regarding the completion of remediation at the site of two 550 gallon leaded gasoline UST’s with associated dispenser at Block 16901; Lot 2, 3520 Rt. 23, owner Tareq Elsamna, Preferred ID: 90763, Com Ctr #01-03-29-1433-57, UST Reg # 90763, UST Closure # N01-0085.
3. Suspected Hazardous Discharge notice, dated June 9, 2021, received for 14 Kanouse Road, Block 14702; Lot 6, regarding the removal of a 550 G UST, with clean up pending.
4. Suspected Hazardous Discharge notice, dated June 19, 2021, received for 256 Macopin Road, Block 12501; Lot 41.01, regarding an anonymous report of contaminated soil (sand) being disposed of at the site.
5. Flood Hazard Area Extension Request, dated June 8, 2021, received from the NJDEP Division of Watershed Protection, regarding File No. 1615-14-0002.1 FHA 210001 for the City of Newark Dept. of Water and Sewer Utility, advising that the Flood Hazard Area Verification is extended for five years, expiring on June 7, 2026.
6. Copy of an application for a Freshwater Wetlands General Permit #24 being submitted to the NJDEP by Careaga Engineering, dated June 15, 2021, regarding a septic repair for Scordato, 255 Canistear Road, Block 16901; Lot 6.
7. NJDEP FW GP #20 and FHA GP#3, dated June 24, 2021, Permit No. 1615-19-0001.1 LUP2100001, regarding the installation of a scour protection measures (rip-rap) along the channel of the Pequannock River at the Route 23 Bridge (MP 25.52).

Miscellaneous

1. HEPSCD Certification of soil erosion and sediment control plan dated April 9, 2021, received June 2, 2021, for Renzland Garage, 900 Burnt Meadow Road, Block 4601; Lot 16.
2. HEPSCD Certification of soil erosion and sediment control plan dated April 23, 2021, received June 2, 2021, for Vitale Westbrook SFD, Revised to add pool and cabana, 1060 Westbrook Road, Block 5010; Lot 1.
3. HEPSCD Certification of soil erosion and sediment control plan dated April 15, 2021, received June 2, 2021, for Ashley – Virginia Lane SFD, 70 Virginia Lane, Block 10002; Lot 10.
4. Draft Report and notification from the County of Passaic, Dept. of Planning & Economic Development, dated June 15, 2021, advising of a Public Hearing to be held on July 8, 2021 at 5:00 pm at the regularly scheduled meeting of the Passaic County Planning Board, regarding the Paterson-Newark Transit Market Study, proposed as an additional element of the Passaic County Master Plan. The Paterson-Newark Transit Market Study was commissioned to determine the feasibility and scope of implementing a new high quality transit service between Paterson and Newark along the existing Newark Industrial Track freight rail corridor. The Element includes an assessment of existing infrastructure and transit service, as well as ridership projections for potential light rail and bus rapid transit services to the corridor. The document identifies potential transit stations and route alignment options.

ADJOURNMENT