

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
December 3, 2020
7:00 p.m.
Virtual Via Zoom**

Due to the social 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 by electronic means via ZOOM. The Board Secretary may be contacted by phone at 973-728-2798 or 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: December 3, 2020, 07:00 PM Eastern Time (US & Canada)

Join Zoom Meeting:

<https://zoom.us/j/9737282798?pwd=QWlhTWNsNmlwK3F2Smd6OU1LNnBoZz09>

Meeting ID: 973 728 2798

Passcode: 456520

One tap mobile: +19292056099,,9737282798#,,,,,0#,,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/aduoGlnERr>

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 Michael Chazukow
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 – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

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

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 recent Planning Board professionals’ invoices.

MINUTES

Approval of Minutes from the November 5, 2020 Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Public Notification Fact Sheet, dated October 27, 2020, from Acadis U.S., Inc. and Chevron Environmental Management Company (CEMC), regarding the Former Texaco Service Station #211126, 1457 Union Valley Road, Block 7601; Lot 2, NJDEP PIN #451229, NJDEP Case #85-05-2004-00, advising that the current remediation to address chemical contaminants detected has been ongoing since 1987, and is expected to be completed by May 2023, with groundwater monitoring at the site, quarterly monitoring of the POET systems at four houses, and annual monitoring of 13 private wells offsite of the subject property.

2. Hudson Essex Passaic Soil Conservation District (HEPSCD) certification, dated September 2, 2020, regarding a soil erosion and sediment control plan for Monteforte Rocky Point Road SFD Reconstruction, Block 3405; Lot 8.

3. NJDEP - No Further Action correspondence, dated November 9, 2020, received for 123 Kitchell Lake Drive, Block 4801; Lot 17, regarding removal of a 1000 gallon #2 HO UST.

4. Suspected Hazardous Substance Discharge Notification, dated November 24, 2020, received for Suez Water NJ, Block 5308; Lot 1 and Block 5501; Lot 21 regarding excess nitrogen (17.7 mg/l) on an allowance of 10 mg/l. Plant discharges to groundwater.
5. NJDEP Freshwater Wetlands Permit #11, dated November 24, 2020, received for Kingwood Flex, LLC, Block 6401; Lots 1 & 3, regarding authorization of the construction of an outfall structure and restoration of a transition area in association with a building addition and reconfiguration of an existing parking lot.

Miscellaneous Correspondence

1. NJ Planner – Sept-Oct 2020.

ADJOURNMENT