

MINUTES
Township of West Milford
PLANNING BOARD
REGULAR MEETING

June 22, 2023

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.
7:03 PM

THE PLEDGE OF ALLEGIANCE WAS RECITED

ROLL CALL

Regular Members:

Councilwoman Erik, Michael Gerst, James Rogers, Linda Connolly, Geoffrey Syme, Joanne Blom
Christopher Garcia – arrived 7:15 PM
Mayor Michele Dale, Steven Castronova

Late:

Absent:

Recused:

Board Attorney:

Board Engineer:

Board Planner:

Thomas Collins

Paul Ferriero

Jessica Caldwell

Chairman, Christopher Garcia called to inform the Board he would be late.

Alternates Joanne Blom appointed as voting member.

PUBLIC PORTION

The meeting was opened to the public at 7:06 PM.

Seeing no one Michael Gerst **moved to close** the public portion, **second** by Councilwoman Erik
All were in favor

Vice Chair Syme skipped to item *III Applications*, on the Agenda.

PB 06-22-03

VEOLIA WATER NEW JERSEY INC.

Site Location, 88 Rolling Ridge Road

Block 8902 Lot 3 R-2 Zone

SEEKING, MINOR SITE PLAN &

BULK VARIANCE for minimum lot size, minimum lot frontage, minimum lot width, front yard setback and side yard setback for the construction of a new (approximately 12' 8" x 19' 3" addition) to the existing water treatment building to house a new PFAS

Council for the Applicant Veolia Inc., Craig Bossong, from the Law Offices of Florio, Perrucci, Steinhardt, Cappeli, Tipton & Taylor stepped forward and stated; The Application was to renovate and expand an existing building at 88 Rolling Ridge Road to put in new PFAS treatment equipment in the expanded portion of the building. The current building is 254 feet. The proposed expansion adds 171 square feet to the

building. The design is minimal to fit the equipment. DEP requires to treat for PFAS. Public utilities are permitted in this zone. The existing lot is approximately 1/2 acre where 2 acres are required. The front yard setback is not required as originally thought.

Ms. Carolyn Zebrowski, Engineer for the Applicant, was sworn in by the Board Attorney. Ms. Zebrowski stated her qualifications and was accepted as a professional Engineer. Ms. Zebrowski stated she prepared the plans that were submitted to the Board.

Sheet C 102- described as the existing site, a single story building that houses the well, feed system, emergency generator, *associated electrical equipment* and chemical storage. A chain link fence with barbed wire surrounds the site. The driveway is located on Rolling Ridge and continues to the back of the site. Trees surround the back of the site.

Sheet C 103- described as the proposed site plan will expand the building with a new room to house the new equipment. Two new pressure vessels are proposed. The expansion is limited to fit the PFAS equipment. The driveway shall be improved and repaved for better access. The fence is proposed to include a portion of the driveway with an 8 foot black vinyl, chain link fence with barbed wire. One downward faced light, *operated with a switch by maintenance personnel*, is proposed over the doorway located to the rear of the site. Five new trees are proposed for additional screening. Landscaping will be deer resistant.

Access to the unmanned site is secured with a double wide chain link, locked and gated fence. Doors are alarmed to send a signal to Veolia with any intrusion.

Sheet A 201- Exterior elevation briefly described.

EXHIBIT A1 presented – Color rendering

The public was invited to view Exhibit A1.

Described as view from the street – black chain link fence with new trees. The new building will be taller with a reddish tan color looking like stone work with a shingle roof.

The proposed fence (clarified) is around the front of the building, extended to the back to include the parking area for personnel. The eight foot fence plus barbed wire (slanting out) extends 18” above the fence is proposed for security and for keeping people and animals safe.

The Board Engineer stated the proposed fencing is common at facilities such as this and in the public interest to keep the area secure. He further opined the barbed wire should face out to deter anyone or thing from getting in. The 8’ fence is black chain link that would blend in well with the trees and not be visible from the street with the setback. The Board Engineer did not have issue with the 8’ fence.

Referencing his report dated June 16, 2023 – The Board Engineer confirmed with Mr. Bossong the corrected side yard setback of 22’ 17”.

The only curb is located at the doorway.

The Board Planner stated there is a side yard setback variance and fence height variance, referencing her report dated June 5, 2023 –

The location of the addition, *as described by the Applicants Engineer*, was determined by considering the existing access to the building location and the location of the chemical room and accessing those chemicals. The total disturbance and total new impervious is less than that of the requirement for a major development. The leaders for the gutters point toward the back or front.

Acting Chair opened the application to the public

Citizen Pablo Santiago, resident of West Milford stepped forward, was sworn in by the Board Attorney and stated he resides behind the existing facility. He supports improvement for the community. He has issues with runoff from the existing

conditions. Run-off from rain affect his property. He has recently installed a French drain. The Veolia property is not maintained. The driveway is a mess.

Engineer for the Applicant stated the existing pavement will slightly increase impervious surface by 2%. The driveway will be repaved.

The Board Engineer suggests a 12" deep x 12" wide stone infiltration trench along the rear of the parking lot before the fence (inside) to assist mitigate drainage for existing and future runoff. The Board Engineer opines his suggestion addresses the runoff and is an improvement of the existing plan.

The Board Attorney swore in Vinnie Scanzo. Ms. Scanzo resides on Rolling Ridge Road, "two doors from the facility". Ms. Scanzo stated the location has not been maintained for many years expressing concern aesthetically and inquired about the construction timeline?

Zoning Officer stated Veolia had been responsive to maintenance calls.

Construction will not be greater than a small residential addition.

Seeing no one Ada Erik moved to close the public portion, **second** by Michael Gerst. **All were in favor**

Geoffrey Syme made a motion to approve the Minor Site plan and related C-Variances, **second** by Ada Erik subject to the standard conditions, Reports provided by the Board Planner and Board Engineer and to add a stone infiltration trench along the back of the parking lot along the fence as testified, providing a landscape plan to be reviewed and approved by the Board Engineer.

Roll call

Yes: Councilwoman Erik, Michael Gerst, James Rogers, Linda Connolly, Geoffrey Syme, Joanne Blom

No:

Abstain:

Standing in Chairman Geoffrey Syme yields back to Chairman Christopher Garcia

RESOLUTIONS

RESOLUTION 2023-07

PB 01-23-01

YMCA of Montclair

Block 14108 Lot 6 & Block 13704 Lot 7
131 Germantown Road

PRELIMINARY & FINAL SITE PLAN

Approval to demolish and renovate several existing buildings and construct 2 structures to be used by the existing day camp.

Testimony April 27, 2023 & May 25, 2023

Eligible to vote: ~~Mayer-Mehete-Dale~~, Councilwoman Ada Erik, Michael Gerst, James Rogers, Geoffrey Syme, Linda Connolly, ~~Steven-Gastronova~~

Motion to Approve: Michael Gerst

Second: Geoffrey Syme

Roll Call:

Yes: Councilwoman Ada Erik, Michael Gerst, James Rogers, Geoffrey Syme,
Linda Connolly

No:

Master Plan Committee Update –Taking the summer to work on the Master Plan

No Board Attorney Report

No Board Engineer Report

INVOICES

Councilwoman Erik made a **motion** to approve professional invoices, **second** by Geoffrey Syme

All were in favor

MINUTES -

Councilwoman Eric made a **motion** to approve May 25, 2023 minutes, **second** by James Rogers.

All were in favor

ADJOURNMENT 8:04 PM

A **motion** was made by Councilwoman Erik, **second** by Michael Gerst.

All were in favor

Respectfully submitted;


Pamela Jordan,
Zoning Board Secretary

Approved August 3, 2023