

**Township of West Milford
PLANNING BOARD**

RE-ORGANIZATION & REGULAR MEETING AGENDA

January 27, 2022

7:00 p.m.

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

RE-ORGANIZATION MEETING

ADMINISTER OATHS TO RECENTLY APPOINTED BOARD MEMBERS

- Class I – Mayor – Michele Dale
- Class II – Township Official – Daniel Kochakji
- Class III - Council Member – Ada Erik
- Class IV – Christopher Garcia
- Class IV - James Rogers
- Class IV – Alternate #1 – Michael DeJohn

ROLL CALL

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

Alternates: Alt #1 Michael DeJohn; Alt #2 JoAnn Blom

REORGANIZATION

ELECTION / APPOINTMENTS:

- A. Chairman
- B. Vice Chairman
- C. Secretary
- D. Committee Appointments by Chairman:
 - Site Plan/Subdivision Review Committee (4 Members)
 - (Site Plans and Subdivisions are currently reviewed by the Planning Board professionals)*

Chairman:

2:

3:

4:

Ordinance Committee (4 Members)

Chairman:

2:

3:

4:

Master Plan Committee (4 Members)

Chairman:

2:

3:

4:

EXECUTIVE SESSION

Resolution No. 2022 – 01

N.J.S.A. 10:4-12 b. (8) Personnel matters

REORGANIZATION – Cont'd

- E. Board Appointment of Planning Board Attorney and adoption of Resolution approving Planning Board Attorney's contract – **Resolution No. 2022 – 02.**
- F. Board Appointment of Planning Board Engineer and adoption of Resolution approving Planning Board Engineer's contract – **Resolution No. 2022 – 03.**
- G. Board Appointment of Planning Board Planner and adoption of Resolution approving Planning Board Planner's contract – **Resolution No. 2022 – 04.**

- H. Board appointment of Planning Board Hydrogeologist and adoption of Resolution approving Planning Board Hydrogeologist contract – **Resolution No. 2022 – 05.**
- I. Adoption of Meeting Schedule for January 1, 2022 to December 31, 2022.
- J. Designation of official newspapers – The Herald News/Suburban Trends.

**Township of West Milford
PLANNING BOARD**

REGULAR MEETING

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Mayor Michele Dale, Councilwoman Ada Erik, Christopher Garcia, Daniel Kochajki, Robert Nolan, James Rogers, Geoffrey Syme,
Alternates: Alt. #1 Michael DeJohn, Alt. #2 JoAnn Blom.

Board Attorney: Thomas J. Germinario, Esq.
Board Engineer: Paul W. Ferriero, P.E.
Board Planner: Jessica Caldwell, P.P.

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS

Redevelopment Study – Burnt Meadow Road – Update.

**Ordinance 2022-003 – Repealing and Replacing Chapter 420-8
Planning Board of the Township Code**

ORDINANCES FOR INTRODUCTION

ORDINANCES REFERRED FROM COUNCIL

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 December 16, 2021 Planning Board meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Applicability Determination, Exemption #9, dated December 16, 2021, received from the NJDEP Watershed & Land Management regarding the County of Passaic replacement of the Lincoln Avenue Culvert No. 1600-151 over Morsetown Brook, advising that the project qualified for an exemption.

NJ Department of Environmental Protection Correspondence

1. TWA-Treatment Works Approval Application submitted to the NJDEP, dated November 29, 2021, from MAP Engineering for 350 Warwick Tpk. LLC, regarding a proposed septic system for an existing restaurant/bar with a maximum capacity of 85 occupants, located at 350 Warwick Tpk, Block 2802; Lot 2. The system is designed for 2,975 gallons daily, and a T-1 NJPDES permit has been issued for the amount over 2,000 gallons daily.

2. Notice received from Houser Engineering, dated December 7, 2021, advising of applications to be submitted to the NJDEP for Flood Hazard Area Individual Permits for replacement of existing bulkheads for the following:

Martin Kowalczyk, 833 East Shore Road, Block 4401; Lot 14

Thomas Van Decker, 364 Lakeside Road, Block 3107; Lot 7

Robert Cohen, 48 Old Lakeside Road South, Block 3408; Lot 10

Thomas Berger, 831 East Shore Road, Block 4401; Lot 15

3. Notice of a Flood Hazard Area Individual Permit application to be submitted by the Township of West Milford, dated December 15, 2022, regarding the Nosenzo Pond Walkways, Block 9302; Lot 16.

4. Suspected Hazardous Substance Discharge Notification, dated December 16, 2022, NJDEP Case #21-12-15-1243-08 regarding 50 Morsetown Road, Block 4903; Lot 9, for the removal of a 550 gallon UST, with clean up pending.

5. NJDEP Receptor Evaluation Report, received December 29, 2021 from Dewberry Engineering, regarding an ORU Transformer PI #917948 at 20 Taft Road, Block 1608; Lot 14, with the area of concern impacted by a transformer spill that occurred during Storm Isaias on 08-04-20. The incident resulted in a dielectric transformer fluid spill, entering the storm drains connected to an unnamed stream that discharges to a wetlands north of Taft Road. PAH (polycyclic aromatic hydrocarbon) compounds in sediment samples were found to be above the NJDEP Ecological Sediment for Fresh Water standards. Further testing revealed that the PAH's were detected upgradient from the site, indicating that the transformer spill was not associated for the elevated PAH's. PCBs were not detected in any samples. The report concluded that no further remediation is required at the site for this matter.

6. Suspected Hazardous Substance Discharge Notification, dated January 4, 2022, NJDEP Case #22-01-03-1055-19 regarding 1954 Clinton Road, Block 103; Lot 2, for the removal of a 1000 gallon UST, with clean up pending.

7. Notice from Colliers Engineering, dated December 17, 2021, advising that a Freshwater Wetlands and Flood Hazard Area permit has been submitted to the NJDEP for the Lincoln Avenue Culvert #1600-151.

8. Notification received January 20, 2022 from the NJDEP Division of Solid & Hazardous Waste Management, dated Nov. 16, 2021, advising of an Initial Permit applicaiotn submitted by Skytop Recycling Inc, Facility ID No. 942750, Permit # TRP210001, proposing to accept and process up to 99 tons per day of solid waste types ID 13 and 13C, operating Monday to Friday, 6:00 am to 6:00 pm, Saturday 6:00 am to 12:00 pm, and closed on Sunday.

9. NJ DEP-Community right To Know Survey for 2021, received on January 12, 2022, regarding Robert Young and Sons and the asphalt materials manufacturing facility located at 830 Burnt Meadow Road, Block 4601; Lot 13.

Miscellaneous

1. HEPSCD dated October 18, 2021 received for McDonald's Site Improvements, 43A Marshall Hill Road, Block 6303; Lots 14 & 15, with the soil erosion and sediment control plan certified for 3.5 years.

2. HEPSCD dated November 23, 2021 received for Slater Roaring Brook SFD, 53 Roaring Brook Way, Block 11106, Lot 7, with the soil erosion and sediment control plan certified for 3.5 years.

3. HEPSCD dated November 15, 2021 received for Kolodziej Spruce Point, 24 Spruce Point Trail, Block 505; Lot 20, with the soil erosion and sediment control plan certified for 3.5 years.

4. Solicitation of Application for 2022 Passaic County Open Space, Farmland and Historic Preservation Trust Fund Grant Program, received January 5, 2022. Letter of Intent due January 7, 2022, deadline for submission March 18, 2022.

5. NJDEP Historic Preservation Office notice, dated January 20, 2022, advising of the New Jersey's Comprehensive Statewide Historic Preservation Plan Stakeholder Meeting #2, January 27, 2022 at 3:00 pm via Microsoft Teams.

ADJOURNMENT