

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
March 25, 2021  
7:00 p.m.  
Virtual Meeting Via Zoom**

Due to the physical 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 virtually, via ZOOM. The Board Secretary may be contacted by phone at 973-728-2798 or email at [planningboard@westmilford.org](mailto: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: Mar 25, 2021; 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting:**

<https://zoom.us/j/9737282798?pwd=QWlhTWNsNmIwK3F2Smd6OU1LNnBoZz09>

**Meeting ID:** 973 728 2798

**Passcode:** 456520

**One tap mobile:** +19292056099,,9737282798#,,,,\*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/adBxhYe8zT>

**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**

<b>Regular Members:</b>	Steven Castronova, Linda Connolly, Councilwoman Ada Erik, Councilman Warren Gross, Robert Nolan, James Rogers, Geoffrey Syme, Glenn Wenzel.
<b>Alternates:</b>	Alt. #1 Michael DeJohn, Alt. #2 JoAnn Blom.
<b>Chairman:</b>	Christopher Garcia
<b>Board Attorney:</b>	Thomas Germinario, Esq.
<b>Board Engineer:</b>	Paul W. Ferriero, PE.
<b>Board Planner:</b>	Jessica Caldwell, P.P.

## **PUBLIC PORTION**

Up to half-hour reserved.

**APPLICATIONS** – None.

**MEMORIALIZATIONS** - None.

## **NEW OR ONGOING BUSINESS**

**Highlands Sustainable Economic Development Plan Update** - J. Caldwell & Associates.

**WM Historic Preservation Commission** – Letter of Support for Friends of Long Pond Ironworks 2021 Capital Preservation Grant Application for Rehabilitation of the Hewitt Church.

**ORDINANCES FOR INTRODUCTION** – None.

**ORDINANCES/RESOLUTIONS 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 February 25, 2021 Regular Meeting.

## **CORRESPONDENCE RECEIVED:**

### **Highlands Water Protection and Planning Act Correspondence**

1. Application for a Highlands Resource Area Determination received from ACER Associates and AT&T Wireless, dated March 3, 2021, regarding 325 Lakeside Rd., Block 3101; Lot 8, for the construction of a 155 ft monopole cell tower and a 20 x 50 ft compound with associated equipment.
2. Highlands Applicability Determination Application notice received from the Township of West Milford regarding a request for an exemption determination for work at Bubbling Springs, 1468 Macopin Road, Block 9001; Lot 13.

### **NJ Department of Environmental Protection Correspondence**

1. Suspected Hazardous Substance Discharge notification, received from the NJDEP, dated February 23, 2021, regarding removal of a 550 gal UST at 57 Greenbrook Dr., Block 6714; Lot 6, with clean up pending.

2. Suspected Hazardous Substance Discharge notification, received from the NJDEP, dated February 25, 2021, regarding removal of a 550 Gal UST at 9 Avalon Rd., Block 1808; Lot 7, with clean up pending.
3. Suspected Hazardous Substance Discharge notification, received from the NJDEP, dated March 12, 2021, regarding a report of high nitrate in the potable water at the Highland Avenue Well, owner Wonder Lake Properties, with caller reporting nitrate levels of 11.40, possibly due to high groundwater.
4. NJDEP correspondence dated January 26, 2021 regarding Dam Safety Inspection Reports submitted for Upper Crest Lake Dam File No. 22-333 and Lower Crest Lake Dam File No. 22-334, advising that the structures were found to be in Poor condition, with permit applications for the rehabilitation of the dams to be submitted by March 31, 2021.

### **Miscellaneous Correspondence**

1. HEPSCD approval of a certified soil erosion and sediment control plan, dated January 8, 2021, for Paradise Road Holdings Pole Bard, 28 Paradise Rd., Block 15803; Lots 21 & 22.
2. HEPSCD approval of a certified soil erosion and sediment control plan, dated January 25, 2021, for Dunsdon Enterprises Condo Building & Parking, 165 Lakeside Road, Block 3401 and 3406; Lots 21 & 23.
3. Notification of a freshwater wetlands general permit application for 797 Warwick Tpk., Block 1401; Lot 7 for septic alteration.
4. NJDEP Freshwater Wetlands Application notification received from ACER Associates and AT&T Wireless, dated February 25, 2021, regarding 325 Lakeside Rd., Block 3101; Lot 8, for the construction of a 155 ft monopole cell tower and a 20 x 50 ft compound with associated equipment.
5. Public Notification received March 19, 2021 from Mott MacDonald, regarding applications for a Freshwater Wetlands General Permit #2, Flood Hazard Area Individual Permit for the replacement of chemical feed lines between the City of Newark Pequannock Water Treatment Plant at Block 14102; Lot 1 and the Pretreatment Facility at Block 14101; Lot 1. A hardship exception is being sought for the lines that were installed within 10 feet of the top of the bank per 7:13-12.8(b)3.

### **ADJOURNMENT**