

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA**

April 22, 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 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: April 22, 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>

Topic: WM Planning Board

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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 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.

APPLICATIONS – None.

MEMORIALIZATIONS - None.

NEW OR ONGOING BUSINESS

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

Assessing and Mitigating Effects of Climate Change in West Milford - White Paper from WM Environmental Commission.

Open Space and Recreation Plan Update – Tentative Planning Board public meeting date June 3, 2021.

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 March 25, 2021 Regular Meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Notification dated March 26, 2021 that a Highlands Applicability Determination application was being submitted by Mallick & Shcherer for B&B Organic Waste Recycling, Block 6002; Lot 29, 280 Marshall Hill Rd., seeking exemption #4 for the demolition of an existing building and the construction of a mixed use building with retail, office, shop/maintenance, as well as associated site improvements.

NJ Department of Environmental Protection Correspondence

1. Notification dated April 8, 2021 from Parsons, on behalf of BP North American Productions, advising that an investigation is being conducted into ground water contamination at BP #4300 Site, 2897 Rt. 23, Newfoundland, NJDEP PI # 000986, with elevated levels of VOC TICs detected in the ground water. Water Samples will be

collected from nearby potable wells, including 2891 Rt. 23, Block 15505; Lot 2 to determine if they have been impacted by ground water contamination from the BP site.

2. Notification dated April 8, 2021 from Parsons, on behalf of BP North American Productions, advising that an investigation is being conducted into ground water contamination at BP #4300 Site, 2897 Rt. 23, Newfoundland, NJDEP PI # 000986, with elevated levels of VOC TICs detected in the ground water. Water Samples will be collected from nearby potable wells, including 2903 Rt. 23, Block 15804; Lot 16, (Dunkin Donuts) to determine if they have been impacted by ground water contamination from the BP site. Potable well questionnaire was included for the property owner to complete and return to Parsons.

3. Suspected Hazardous Discharge notification, dated April 10, 2021, received from the NJDEP regarding Paterson-Hamburg Tpk. and Route 23, advising that an unknown liquid from an unknown source was dumped into the Pequannock River resulting in all the rocks in the river turning white.

4. Suspected Hazardous Discharge notification, dated April 15, 2021, received from the NJDEP, regarding Lake Shore Drive, Block 1816; Lot 26, advising that a 550 gallon AGST was reported to be placed on the lot by the neighboring property owner from 623 Lake Shore Drive, with no leaks observed.

Miscellaneous Correspondence

1. NJPO – Mandatory Training notice for Spring 2021.

ADJOURNMENT