

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
April 28, 2022  
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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**PUBLIC HEARING**

**AREA IN NEED OF REDEVELOPMENT STUDY, J Caldwell & Associates, LLC.  
960 Burnt Meadow Road  
Block 4601, Lot 17  
REGARDING THE PROPOSED DETERMINATION OF A NON-  
CONDEMNATION REDEVELOPMENT AREA COMPRISING 960 BURNT  
MEADOW ROAD, WEST MILFORD TOWNSHIP**

**APPLICATIONS**

**NEW OR ONGOING BUSINESS -**

**Ordinance Committee:**

**Master Plan Committee:**

**Environmental Commission Greenway Subcommittee:**

## **ORDINANCES FOR INTRODUCTION**

### **ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL**

#### **MEMORIALIZATIONS**

##### **RESOLUTION 2022-10**

ABDD LLC/ DUNKIN DONUTS  
MINOR SITE PLAN APPROVAL  
BLOCK 7621, LOT 2

*Decided:* March 24, 2022

*Memorialized:* April 28, 2022

*Eligible to vote:* Steven Castronova, Linda Connolly, Mayor Dale, Councilwoman Erik, Daniel Kochakji, James Rogers, Geoffrey Syme, Michael DeJohn, Christopher Garcia

##### **RESOLUTION 2022-07**

RESOLUTION RECOMMENDING THAT AN AREA COMPRISING 960 BURNT MEADOW ROAD, BLOCK 4601, LOT 17 BE DETERMINED BY THE TOWNSHIP COUNCIL TO BE AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT, PURSUANT TO N.J.S.A. 40A: 12A-6B

*Decided:* April 28, 2022

*Approved:* April 28, 2022

*Eligible to vote:*

#### **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 recent Planning Board meetings.

#### **CORRESPONDENCE RECEIVED:**

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

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

March 16, 2022, **Notification** from Kleinfelder regarding an application to be submitted to the NJDEP for a Flood Hazard Area Individual Permit and Freshwater Wetlands General Permit #2 for Rockland Electric proposal to construct underground to overhead transition structure within an existing right of way for RECO's 69kV transmission lines (983 & 084) to supply a new electric-driven natural gas compressor station for

Tennessee Gas Pipeline at 960 Burnt Meadow Road. A duct bank and concrete casing will be installed for electric and communication transmission lines.

April 1, 2022. **SUSPECTED HAZARDOUS SUBSTANCE DISCHARGE NOTIFICATION** NJDEP CASE NUMBER: 22-04-04-2017-38.

Verbal citizen complaint of multiple trucks on property that appear to be sinking into the ground and is suspected they are leaking various motor vehicle fluids.

Site Location – Wallisch Ave/Madelyn Ave

April 1, 2022. **Notification Ground Water Remedial Action Permit**, effective April 6 2022. Requires the permittee to conduct monitoring, maintenance and evaluation for compliance and effectiveness of the remedial action and its associated institutional control. The permit establishes all requirements necessary for demonstrating that the remedial action and control continue to be protective of public health, safety and the environment.

BP Service Station #4300

2897 Route 23

Block 15804 Lot 18

April 1, 2022 **Notice of Application**, EBPA Development is applying to the NJDEP for a Treatment Works Approval for the construction of an individual Subsurface Sewage Disposal System Design

1943 Union Valley Road

Block 3504 Lot 1

April 5, 2022 **Freshwater Wetlands General Permit No. 17, Flood Hazard Area Individual PERMIT** notification authorizing the construction of a walkway and boardwalk around an existing structure within the riparian zone of Nosenzo Pond and transition area of the on-site adjacent freshwater wetlands.

Block 9302 Lot 16

April 7, 2022 **SUSPECTED HAZARDOUS SUBSTANCE DISCHARGE NOTIFICATION** NJDEPCASE NUMBER : 22-04-06-1148-56

Incident Notification form submitted by (ADR Environmental) for 8 Walnut St.

1/1000 gallon UST removed, Clean-up pending/Heating Oil #2

April 8, 2022 **NO FURTHER ACTION LETTER AND COVENANT NOT TO SUE.**

(2) 1000-gallon #2 heating oil underground storage tank systems.

Block 3904 Lot 2

1542 Greenwood Lake Turnpike, Hewitt

NJDEP determination, no further action is necessary for the remediation of the area of concern referenced above based on information in the case file and report dated March 30, 2022. No Further Action Conditions noted in the letter dated April 2, 2022 from Yacoub Yacoup, NJDEP

April 15, 2022 **Notice of Application**, Applicant Verizon Communications Inc. is applying the NJDEP DLRP for the FWW GP#24 – Malfunctioning Individual Subsurface Sewage Disposal (septic) Systems and Highland Exemption No. 4

### **Miscellaneous Correspondence**

1. *February 24, 2022, Hudson-Essex-Passaic Soil Conservation District*

Jonczyk Heritage SFD  
55 Heritage Drive  
Block 5204 Lot 7

**Certified** HEPSCD review soil erosion and sediment control plan meets the Standards in NJ. Approved subject to condition listed on the notification letter.

2. *February 24, 2022, Hudson-Essex-Passaic Soil Conservation District*  
Village on Ridge: Fees & recertification for 3.5 years – Valid through August 24, 2025  
750 Westbrook Road.

Block:5202;5203;5204;5205

Lot 2,3;1,3,4,5,6,7,11,13,2125,26,27,28,29,30;2,3,4,8,13,14;1,2,4,6,7,8,9

**Certification** has been renewed by the HEPSCD with conditions outlined in a letter date February 24, 2022 from Matthew J. Ward to Village on Ridge, LLC  
Limited to controls specified in the referenced plan.

3. *February 18, 2022, Hudson-Essex-Passaic Soil Conservation District*  
Duchi-Zhao Heritage SFD

51 Heritage Drive  
Block 5204 Lot 6

**Certified** HEPSCD review soil erosion and sediment control plan completed and meets the standards in NJ. Approved subject to conditions listed on the notification letter.

4. *February 10, 2022, Hudson-Essex-Passaic Soil Conservation District*  
Klapacz Garage Addition

18 Gould Road  
Block 10102 Lot 10

**Certified** HEPSCD review soil erosion and sediment control plan meets the Standards in NJ. Approved subject to condition listed on the notification letter.

**ADJOURNMENT**