

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

May 26, 2016

7:30 p.m.

Main Meeting Room of Town Hall

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. The main meeting room is ADA accessible; special needs may be accommodated by contacting the Planning Board at (973) 728-2798. Please take note of the Fire Exits located in this room in the event of an emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Mayor Bettina Bieri, Linda Connolly, Andrew Gargano, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.

Alternates: Steven Castronova, Edward Rosone.

Board Attorney: Thomas Germinario, Esq.

Board Engineer: Paul Ferriero, P.E./John Hansen, P.E., Ferriero Engineering

Board Planner: Charles McGroarty, P.P., Banisch Associates

PUBLIC PORTION

Up to half-hour reserved.

APPLICATIONS

NEW APPLICATIONS

AWOSTING ASSOCIATION INC.

Amended Preliminary /Final Site Plan #PB-03-16-01

Block 4105; Lot 1

Long Pond Road; LR Zone

Seeking: Amended Preliminary and Final Site Plan Application for Awosting Association Inc. for a new lake community clubhouse, amending the previously approved Planning Board application #0820-0320, approved on January 3, 2013 by Resolution No. 2013-05.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL

ORDINANCE NO. 2016 – 009

Ordinance of the Township of West Milford, county of Passaic, State of New Jersey authorizing Stop signs at the Intersection of Terrace Road and Cliff Road.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices - Approval of Planning Board professionals’ invoices for March, April 2016.

MINUTES

Approval of Minutes from the April 28, 2016 Regular Planning Board meeting.

Highlands Water Protection and Planning Act Correspondence

1. Highlands Resource Area Determination application, dated 05-05-16, received from Randa Investments LLC regarding 1463 Union Valley Road for cutting or clearing of trees and vegetation, placement of pavement or other impervious surface, placement of one or more buildings or other structures.

NJ Department of Environmental Protection Correspondence

1. Notification from the NJDEP Bureau of Dam Safety & Flood Control, dated April 27, 2016, regarding Nosenzo Pond Dam (NJDEP File #22-241), advising that the Inspection Report submitted on April 7, 2016 found the dam to be in Satisfactory Condition, with maintenance and repairs, as well as Operation and Maintenance Manual and the Emergency Action Plan, to be completed by July 31, 2016.

2. Public Notification and Outreach Form and Classification Exception Area/Well Restriction Area Fact Sheet Form and Receptor Evaluation Form, dated April 29, 2016, received from Leidos regarding the former Texaco Station aka Towne Center, 1457 (1463) Union Valley Road, Block 7601; Lot 2.

3. Notification and Public Outreach with Fact Sheet received from Geo-Enviro Consulting & Remediation LLC, dated April 3, 2016, regarding SBP Gas Station, 555 Warwick Tpk, Block 703; Lot 3, NJDEP Case #95-11-14-1023-32, providing an update for the on-going environmental and remedial investigations for soil and groundwater contamination identified at the site.

4. Copy of a Treatment Works Approval application notification, dated May 5, 2016, received from McKittrick Engineering regarding Block 11001; Lot 12 for the construction of a septic system that is not in conformance with N.J.A.C., 7:9A et seq. – the distance from a water course is less than 50 feet.

5. Copy of a Treatment Works Approval application notification, dated May 4, 2016, received from Houser Engineering LLC, regarding Greenwood Lake Services LLC, 322, 330, 341 Lakeside Road, Block 3107; Lots 1 & 2 and Block 3101; Lot 9 for the construction of an on-site wastewater treatment and disposal system alteration.

6. NJDEP No Further Action letter, dated May 5, 2016, for the removal of a 550 gal UGST at 5 Charcoal Road, Block 15201; Lot 26.

7. NJDEP No Further Action letter, dated May 5, 2016, for the removal of a 550 gal UGST at 5 Charcoal Road, Block 15401; Lot 17.

8. Suspected Hazardous Substance Discharge Notification, dated May 5, 2016, NJDEP Case #16-05-04-0935-40 regarding receipt of verbal notification of a possible discharge of a hazardous substance at Clinton Road/Warwick Tpk. Substance released was natural gas venting in the area by NJ Natural Gas Co.
9. Suspected Hazardous Substance Discharge Notification, dated April 20, 2016, NJDEP Case #16-04-19-1248-03 regarding receipt of verbal notification of a possible discharge of a hazardous substance at 176 Morsetown Road. This incident was related to the removal of a 1000 gal UGST with remediation pending.
10. Public notification received from Environmental & Geotechnical Services, dated May 5, 2016, regarding the submission of a groundwater Classification Exemption Area for Service Concrete/Oak Ridge Road Assoc LLC at 173 Oak Ridge Road, Block 15901; Lots 5 & 13 with respect to recent groundwater samples indicating concentrations of lead, tetrachloroethylene (PCE), (VO-TICs) and (SVO TICs) that are above the applicable NJDEP Ground Water Quality Standards.
11. Notification from LAN Assoc, dated May 16, 2016, of additional document submissions to the NJDEP regarding the remediation at the West Milford Board of Education Transportation Depot, NJDEP #PI032446.
12. Copy of a Freshwater Wetlands General Permit #17, #1615-15-0026.1, dated May 11, 2016, authorizing the disturbance of 200 s.f. for the replacement of pre-existing footbridge over the Wanaque River within Block 4502; Lot 2 (Long Pond Ironworks).
13. Potable Well Analyses, dated May 19, 2016, received from BETTS Environmental regarding the Westbrook Friendly Service at 1205 Westbrook Road, Block 10901; Lot 8 and results of analyses conducted at 1204 Westbrook Road, Block 5101; Lot 2, which indicates that none of the compounds were detected in the potable well sample from 1204 Westbrook Road, and the contamination has not migrated to this property.

Miscellaneous Correspondence Received/Sent

1. Legal Notice of the Planning Board of the Borough of Bloomingdale advising of a Public Hearing on an Amendment to the Borough of Bloomingdale Re-Examination of the Master Plan – relating to the Meer Tract and Tilcon Quarry, Blocks 105; Lots 14 & 84, and the promotion of the provision of affordable housing and future economic development in the Borough.
2. Orange & Rockland Utilities notification, dated May 2016, advising of the Nelson Tree Service performing preventative maintenance to vegetation in proximity to the overhead electrical conductors.
3. HEPSCD certification of the soil erosion and sediment control plan, dated April 1, 2016, received from Guzhva, 21 Northwood Drive, Block 13203; Lot 32 in relation to a Stop Work Order issued on 10-18-15 for soil movement and improvements totally 0.31 acres to be disturbed on a 0.71 acre site.
4. HEPSCD certification of the soil erosion and sediment control plan, dated April 11, 2016, received from Greenwood - Crest Lake Improvements, 50 Crest Lake Drive, Block 16703; Lot 16 for soil movement activities totaling 0.413 acres on a 1.107 acre site.

ADJOURNMENT