

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
June 3, 2021  
7:00 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.

**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.

**PRESENTATION**

**Open Space and Recreation Plan Update** – Barbara Heskins Davis, The Land Conservancy.

**APPLICATIONS** – None.

**MEMORIALIZATIONS**

**Resolution No. 2020-10**

**ENVIRONMENTAL CONSTRUCTION CO.**

**Extension of Minor Subdivision Approval #PB-01-18-02**

Block 4106; Lot 1

99 Long Pond Road; LR Zone

**Granted:** Extension of Time to re-file deeds for the approved Minor Subdivision and Bulk Variance for the subdivision of an existing lot into two individual building lots for proposed single-family dwellings.

## **NEW OR ONGOING BUSINESS**

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

**ORDINANCES FOR INTRODUCTION** – None.

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

**Ordinance #2021-013** - Discussion on Ordinance #2021-013 regarding Bulk Standards and report on Ordinance Subcommittee/Roundtable meeting held on May 20, 2021 and Subcommittee meeting on June 3, 2021.

**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 April 22, 2021 Regular Meeting.

## **CORRESPONDENCE RECEIVED:**

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

1. None.

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

1. Suspected Hazardous Discharge notification, dated April 29, 2021, received from the NJDEP, for 1433 Union Valley Road, Block 7520; Lot 1, regarding the removal of a 550 Gal UST, with clean-up pending.

2. Groundwater Remedial Action Permit Modification Request, dated April 15, 2021, received from Envirotrac regarding the former Getty Service Station #56009, 2048 Route 23 north, PI # 001649.

3. Suspected Hazardous Discharge notification, dated April 22, 2021, received from the NJDEP, regarding 37 Sweet Briar, Block 12102; Lot 6 for the removal of a 1000 Gal UST, with clean up pending.

4. Suspected Hazardous Discharge notification, dated May 25, 2021, received from the NJDEP, for 22 Henry Road, Block 1406; Lot 2, regarding the removal of a 550 Gal UST, with clean-up pending.

5. Suspected Hazardous Discharge notification, dated May 15, 2021, received from the NJDEP, for Suez WWTP, Richmond Road, Block 5501; Lot 21, regarding exceedance of nitrogen readings.

6. LSRP General Information Notice, dated 05-07-21, from E2 Project Management LLC, regarding Matrax LLC (ESCO Products), 171 Oak Ridge Rd., Block 15901; Lot 7, for property sale/transfer of title.
7. CEA/WRA-Classification Exception Area, Well Restriction Area fact sheet public notice received from Environmental & Geotechnical Services, dated May 10, 2021, regarding Service Concrete, 173 Oak Ridge Road, Block 15901; Lots 5 & 13, advising that the CEA/WRA was to be removed following the completion of the cleanup and groundwater remediation at the site.
8. Suspected Hazardous Discharge notification, dated May 6, 2021, received from the NJDEP, for 45 Heritage Drive, Block 5204; Lot 5, regarding suspected dumping of contaminated soil, bricks and concrete by Intra Coastal Restoration, NY.
9. Notice from GZA Geoenvironmental, Inc. on behalf of Farm Crest Acres Assoc., dated May 13, 2021, advising of a submission of a Freshwater Wetlands General Permit #18 to the NJDEP for the rehabilitation of the Upper Crest Lake Dam and Lower Crest Lake Dam to bring them into compliance with the NJ Dam Safety Standards.
10. NJDEP Flood Hazard Area Verification and Individual Permit #1615-18-0011.1 LUP 200002, approved January 14, 2021, expiration date January 13, 2026, received for Kingwood Flex, LLC (formerly Belchers Run), regarding Block 6401; Lots 1 and 3, authorizing the grading within the flood hazard area of Belchers Creek, access, and parking and other site improvements partially in the flood hazard area of Belchers Creek, with special conditions.

### **Miscellaneous**

1. Hudson Essex Passaic Soil Conservation District denial of a request for Non-Applicability Determination - Ch. 251 for proposed soil disturbance activities up 15,000 s.f. of soil, dated 04-29-21, for Battinelli, 41 Castle Rock Road, advising that unless the disturbance is strictly for field production agriculture, exceeding 5000 s.f. does not qualify for this exemption.
2. Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated March 8, 2021, for Randa Investment – Texaco Station Remediation, 1463 Union Valley Road, Block 7601; Lot 2.
3. Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated March 17, 2021, for Bruce Rigg – Lake Park Terrace Improvements at 3 Lake Park Terrace, Block 4201; Lot 35.
4. Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated March 19, 2021, for Tom & Laurel Harraka SFD at 28 Virginia Lane, Block 10002; Lot 16.
5. Hudson Essex Passaic Soil Conservation District certification of the soil erosion and sediment control plan, dated March 23, 2021, for Bubbling Springs Park Ballfield Reconstruction at 1428 Macopin Road, Block 9001; Lot 13.
6. The Land Conservancy 2020 Annual Report and updated website – TLC-NJ.com.
7. New Jersey Planner Newsletter – March April 2021

### **ADJOURNMENT**