

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
June 23, 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 – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

**RESOLUTION NO. 2016-11
AWOSTING ASSOCIATION, INC.
Amended Preliminary & Final Site Plan #PB-03-16-01
Block 4105; Lot 1
Long Pond Road; LR Zone**

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

NEW OR ONGOING BUSINESS –

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

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

MINUTES

Approval of Minutes from the May 26, 2016 Regular Planning Board meeting.

Highlands Water Protection and Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. Notification of approval, with conditions, from the NJDEP, dated May 19, 2016, regarding the Henion Pond Dam, NJ File #22-18, referencing the proposed interim repair work outlined in a letter by Civil Dynamics, and advising that all work performed must be completed by May 31, 2016.

2. No Further Action notification from the NJDEP, dated May 18, 2016, for the removal of three 275 gal heating oil UGST for 39 Wayside Road, Block 811; Lot 3, and advising that all monitoring wells should be properly decommissioned.

3. EA/WRA Fact sheet Form, dated May 22, 2016 received from CVCC Envirotech Consultants LLC regarding 3023 Rt. 23 LLC (aka Pazak Service Station), Block 16001; Lot 9, indicating that benzene was “Non Detect” in concentration.

4. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding the Upper and Lower Crest Lake Dams (#22-333, #22-334), advising that the conceptual design for the Upper Crest Lake Dam by raising the crest by 2.2 ft., rebuilding the primary spillway weir to original with training walls to support embankment raise, and constructing gabions to protect the downstream channel is acceptable to bring it into compliance with dam safety standards, with a permit required. The Lower Crest Lake Dam conceptual design raising the crest by 2.1 ft., widening the primary spillway weir, constructing training walls to support embankment raise, and constructing gabions to protect downstream channel is acceptable to bring the dam into compliance, with permits required prior to modifications commencing. Several additional conditions were noted.

5. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding Henion Pond Dam, NJ File # 22-18, advising that the dam was found to be in unsatisfactory condition, with maintenance and construction required. Also advising that the Emergency Action plan must be updated by June 15, 2016, with construction to start no later than September 30, 2017, and the next regular inspection to be performed by March 16, 2018. With regard to the request for a 6” increase in the lake level during the summer season, the Bureau of Dam Safety is permitting installation of one six inch high stop log in each spillway section from May 25, 2016 to September 15, 2016, provided that all the conditions outlined

in the May 6, 2016 correspondence from Civil Dynamics are met, along with quarterly updates starting July 1, 2016.

6. Copy of correspondence from Ferriero Engineering dated June 1, 2016 to the NJDEP regarding revised plans for the Special Activity Transition Area Waiver for Redevelopment for Nosenzo Pond Park, Block 9302; Lot 16.

7. GP# 25 received from the NJDEP, dated May 11, 2016, received for Schaper, 41 West Shore Road, Block 5708; Lot 28, for a malfunctioning septic system.

8. Notification from Civil Dynamics, dated June 10, 2016, advising that a Statewide General Permit application is being submitted to the NJDEP for the decommissioning of the Green Valley Lake - Front Dam, on property owned by Kerry Greene, 267 Wooley Road.

9. Correspondence from the NJDEP, dated June 9, 2016, regarding the Carpi Lake Dam, NJ Dam File No. 22-129, advising that the 2015 Inspection Report from Jaman Engineering found the dam to be in FAIR condition, with maintenance and repairs necessary, and requesting the following: 1. Submission of an engineering report addressing the low level outlet and repairs that were completed without authorization, review of the capacity of the pipe (pre vs post conditions) with recommended modifications, to be submitted by August 1, 2016; 2. Updated flowchart and change of ownership for emergency notification on the Emergency Action Plan (EAP) must be submitted by August 1, 2016.

10. Notification from McKittrick Engineering, dated June 7, 2016, advising that a State General Permit #25 will be submitted to the NJDEP for Telford residence, 40 Riverside Road, Block 2405; Lot 2, regarding the installation of a septic system in a wetlands transition area.

11. Notification from McKittrick Engineering, dated June 7, 2016, advising that a State General Permit #25 will be submitted to the NJDEP for Bryan residence, 1920 Clinton Road, Block 301; Lot 7, regarding the installation of a septic system in a wetlands transition area.

12. NJDEP notification, dated 05-12-16, regarding Lakeland Bank, 1943 Union Valley Road, Block 3504; Lot 1, with respect to the overfilling of #2 Heating Oil into an above ground storage tank, with clean up in progress.

13. NJDEP notification, dated 06-10-16, regarding 162 Long Pond Road, Block 4101; Lot 5, with respect to the removal of a 550 gal #2 heating oil, with clean up complete.

Miscellaneous Correspondence Received/Sent

1.

ADJOURNMENT