

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

August 4, 2016

Regular Meeting

Chairman Christopher Garcia opened the August 4, 2016 Regular Meeting of the West Milford Planning Board at **7:32 p.m.** with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Andrew Gargano, Warren Gross, Douglas Ott, Councilman Lou Signorino, Glenn Wenzel, Chairman Christopher Garcia.

Absent: Mayor Bettina Bieri, Steve Castronova, Linda Connolly, Geoffrey Syme, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Chuck McGroarty.

Chairman Garcia advised that the Board professionals were excused from attending this meeting. He also advised that Alternate #2 Edward Rosone has resigned from his position on the Planning Board due to work related commitments. Chairman Garcia announced that a quorum was present for this meeting.

PUBLIC PORTION

Chairman Garcia opened the meeting for public comment. With no one present wishing to address the Planning Board on matters other than those pending or those on the current agenda, the public portion was **closed** by unanimous vote on a **motion** by Douglas Ott, with a **second** by Glenn Wenzel.

APPLICATIONS – None.

NEW APPLICATIONS – None.

MEMORIALIZATIONS – None.

NEW OR ONGOING BUSINESS – Chairman Garcia advised that the Master Plan Committee met several months ago and discussed some amendments to the Land Use Plan Element, but there were several items that the Planner Chuck McGroarty needed to clarify. He suggested that this may be a topic for discussion and review at the next Planning Board meeting. Chairman Garcia requested that a Master Plan Committee meeting be scheduled prior to the next Planning Board meeting.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Approval of Invoices

The Invoices from the Planning Board professionals for the months of May, June and July 2016 were **unanimously approved** on a **motion** by Andrew Gargano and a **second** by Douglas Ott.

MINUTES

The Minutes from the Planning Board regular meeting of June 23, 2016 were **unanimously approved** by all those present at the subject meeting on a **motion** by Andrew Gargano with a **second** by Glenn Wenzel with Councilman Lou Signorino abstaining.

CORRESPONDENCE

The following correspondence was reviewed by the Board and filed:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Exemption #4 and Water Quality Management Plan – Consistent, dated July 8, 2016, received from the NJDEP for 1894 Route 23 North, Block 13602; Lot 7.01 regarding improvements within an existing wireless telecommunications facility that will not expand the impervious cover on the site.

NJ Department of Environmental Protection Correspondence

1. Notification dated July 12, 2016 from SRG site Remediation Group regarding a Receptor Evaluation for Petro Two, 4 Marshall Hill Road, Block 5701; Lot 3. The evaluation forms were submitted on a CD.

2. No Further Action notice received from the NJDEP, dated July 21, 2016, regarding Block 4701; Lot 15, 176 Morsetown Road, Program Interest #732518, Activity CSP160001, Communications #16-04-19-1248-03 for the removal of a 1000 gal #2 heating oil UGST.

3. No Further Action notice received from the NJDEP, dated July 13, 2016, regarding Block 16201; Lot 3, 27 Davenport Road, Program Interest #729542, Activity # CSP160001, Communication #16-05-24-1011-17 for the removal of a 550 gal #2 heating oil UGST.

4. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1322-25, for 35 Lake Park Terrace regarding the removal of a 275 gallon #2 heating oil AGST, with clean up pending.

5. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1345-14, for 470 Otterhole Road regarding the removal of a 275 gallon #2 heating oil AGST, with contamination confirmed and clean up pending.

6. Notification from the NJDEP, Historic Preservation Office, dated July 18, 2016, advising that the Route 23 Replacement Bridge over Pequannock River would constitute an adverse effect upon historic properties, specifically the New Jersey Midland Railway/New York, Susquehanna and Western Railroad Historic District, which is eligible for the New Jersey and National Registers of Historic Places. Included with the notification are continuing consultation comments regarding the proposed bridge replacement project and the railway.

Miscellaneous Correspondence Received/Sent

1. New York-New Jersey Trail Conference notification of the 17th edition publication of the Harriman-Bear Mountain Trails for \$9.95.

2. Notification dated July 25, 2016 from the NJDEP advising that a drought watch has been issued for most of northern New Jersey and the DEP urges voluntary water-use reductions as dry conditions persist.

ADJOURNMENT

Prior to adjourning, the Board concurred that the August 25, 2016 Planning Board meeting should be cancelled. The Board noted that the September 1, 2016 meeting was on the Thursday before Labor Day weekend. They suggested that this meeting remain open and a determination be made regarding cancellation prior to September 1st. With no other matters to be brought before the Planning Board, Chairman Garcia **adjourned** the Regular meeting of August 4, 2016 at **7:45 p.m.** on a **motion** made by Andrew Gargano and a **second** by Councilman Lou Signorino.

Approved: September 29, 2016

Respectfully submitted by,

Tonya E. Cubby, Secretary