

**Township of West Milford  
PLANNING BOARD  
REGULAR MEETING AGENDA  
August 5, 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. 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 in the event of an emergency.*

**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.

**PUBLIC HEARING**

**Open Space and Recreation Plan Update**

To Consider Adoption as Element of the Township Master Plan

**MEMORIALIZATIONS**

**Resolution No.2021-13**

**RESOLUTION ADOPTING THE OPEN SPACE AND RECREATION PLAN UPDATE AS AN AMENDMENT TO THE TOWNSHIP OF WEST MILFORD MASTER PLAN**

**APPLICATIONS** – None.

**NEW OR ONGOING BUSINESS**

**Highlands Sustainable Economic Development Plan**

Update from J. Caldwell & Associates.

## **ORDINANCES FOR INTRODUCTION**

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

#### **Update on the following:**

**Ordinance No. 2021-013** – Ordinance of the Township of West Milford, County of Passaic, State of New Jersey Amending Chapter 500 "Zoning" of the Code of the Township of West Milford To Add A New Section 500-17a Entitled "Bulk Standards For Residential Development on Existing Lots of Less Than One Acre"

**Ordinance No. 2021-025** – Amending Chapter 460 "Soil Removal and Soil Fill" of the Code of the Township of West Milford – Amended.

**Ordinance No. 2021-029** – "Zoning"... To Permit the Cultivation, Manufacturing, Wholesale, Distribution, Retail, and Delivery of Cannabis Within the Township.

### **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 July 1, 2021 Regular Meeting.

## **CORRESPONDENCE RECEIVED:**

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

1. None.

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

1. Correspondence from The Land Conservancy of NJ, dated June 30, 2021, advising that an application has been submitted to the NJDEP Green Acres Program for Nonprofit Stewardship Funding regarding a restoration project at the Nancy Conger Westbrook Preserve Addition on Westbrook Road, Block 9201; Lots 1, 2, 3 & 5, for the restoration of the historical hydrology of the Westbrook headwaters and improvement of the ecological integrity of the property. A copy of the application is on file with the NJDEP.

2. Response Action Outcome notice, dated July 8, 2021, received from Atiqur Rahman, site remediator, regarding Happy Landing Marina - Elena Dykstra, 871 East Shore Road, Block 4401; Lot 1, with respect to AOC-1 for two 4,000 gallon gasoline UST and one 1,000 gallon gasoline UST, AOC-2 for Product Piping Associated with the UST's, and AOC-3 for Dispensers associated with the UST's.

3. Response Action Outcome notice, dated July 8, 2021, received from E2 Project Management, regarding remediation at Matrax, LLC, 171 Oak Ridge Road, Block 15901;

Lot 7, preferred ID 666474, advising that the preliminary assessment has been completed.

4. Suspected Hazardous Discharge notice, dated July 20, 2021, NJDEP #21-07-19-1112-33, regarding 1953 Macopin Road, B 8201; L 1, for the removal of a 550G #2 HO UST, with clean up pending.

5. Suspected Hazardous Discharge notice, dated July 27, 2021, NJDEP #21-07-26-1836-32, regarding 49 Timber Lane, 14901; L 14, for the removal of 2 550G #2 HO UST's, with clean up completed.

6. Response Action Outcome, Preferred ID: 031885, dated July 23, 2021, received from PT Consultants, Inc., regarding 85 Marshall Hill Road, Block 6303; Lot 5, James Worth Realty, LLC, with respect to "historic fill" and no other areas, advising that the remediation has been completed in compliance with the Administrative Requirements for the Remediation of Contaminated Sites.

### **Miscellaneous**

1. Hudson Essex Passaic Soil Conservation District – Stop Construction Order regarding 41 Castle Rock Road, Block 2202; Lot 1.06, Anthony Battinelli Jr., for Failing To Obtain Certification for Filling and Grading, advising property owner to stop all filling and grading soil disturbing activity and construction on the property, effective July 15, 2021, until the following is completed: 1) Submit soil erosion and sediment control application, fee and plan which has been prepared by a NJ license engineer, depicting all present and proposed site improvements; 2) upon plan certification, submit the required Start Notice; 3) Install all erosion control measures on-site as designed on the SESC plan.

2. HEPSCD Report of Compliance, dated 07-01-21, received for Farrell Soccer Field Rehab Phase II, Block 6002; Lot 28.02, Lycosky Drive, regarding the establishment of permanent stabilization of all disturbed areas in accordance with the certified soil erosion and sediment control plan.

### **ADJOURNMENT**