

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
September 23, 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.

APPLICATIONS – None.

NEW OR ONGOING BUSINESS

Highlands Sustainable Economic Development Plan – Review.

ORDINANCES FOR INTRODUCTION

Model Statewide Electrical Vehicle Ordinance – Review.

ORDINANCES/RESOLUTIONS REFERRED FROM/TO COUNCIL

Ordinance No. 2021-033 - Ordinance Of The Code Of The Township Of West Milford, County Of Passaic, State Of New Jersey, Adding A New Section §500-191, Notice Of Zoning Violations; Time To Abate And Modify All Code Provisions Regarding Abatement Of Zoning Issues, And To Require Such Abatement No Later Than Twenty (20) Days After An Owner Learns Of The Violation

Ordinance No. 2021-034 – Ordinance Of The Township Of West Milford, County Of Passaic, Amending Chapter 470, Subdivision Of Land And Site Plan Review, Article XX Wireless Telecommunications Facilities To Create A Priority Of Locations For The Siting Of Communication Antennas.

Ordinance No. 2021-035 - Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending The Following Township Of West Milford Town Code Chapter 420 Land Use Procedures, Chapter 470 Subdivision Of Land And Site Plan Review, Adding A New Section To Chapter 500-Xx Exceptions And Supplemental Regulations To Bulk And Area Requirements And Amending Chapter 500-68 Fences, Walls And Sight Triangles

MEMORIALIZATIONS - FOR CONSIDERATION

Resolution No.2021-14

Master Plan Consistency Determination for Ordinance No. 2021-033 – Ordinance Of The Code Of The Township Of West Milford, County Of Passaic, State Of New Jersey, Adding A New Section §500-191, Notice Of Zoning Violations; Time To Abate And Modify All Code Provisions Regarding Abatement Of Zoning Issues, And To Require Such Abatement No Later Than Twenty (20) Days After An Owner Learns Of The Violation.

Resolution No. 2021-15

Master Plan Consistency Determination for Ordinance No. 2021-034 – Ordinance Of The Township Of West Milford, County Of Passaic, Amending Chapter 470, Subdivision Of Land And Site Plan Review, Article XX Wireless Telecommunications Facilities To Create A Priority Of Locations For The Siting Of Communication Antennas.

Resolution No. 2021-16

Master Plan Consistency Determination for Ordinance No. 2021-035 - Ordinance Of The Township Of West Milford, County Of Passaic, State Of New Jersey Amending The Following Township Of West Milford Town Code Chapter 420 Land Use Procedures, Chapter 470 Subdivision Of Land And Site Plan Review, Adding A New Section To Chapter 500-Xx Exceptions And Supplemental Regulations To Bulk And Area Requirements And Amending Chapter 500-68 Fences, Walls And Sight Triangles

BOARD PLANNER’S REPORT –

BOARD ATTORNEY’S REPORT –

BOARD ENGINEER’S REPORT –

MISCELLANEOUS

Invoices - Approval of recent Planning Board professionals’ invoices.

Review Increase to Planning Board Planner’s 2021 Contract

MINUTES

Approval of Minutes from the August 5, 2021 Regular Meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Exemption #4, Water Quality Management Plan=Consistent, dated August 9, 2021, received for Nosenzo Pond Road, Block 9302; Lot 16, for renovations to Nosenzo Pond Park.
2. Highlands Applicability Determination Exemption Request #9 application, dated September 2, 2021, received from Colliers Engineering & Design on behalf of the County of Passaic, regarding the Lincoln Avenue Culvert Replacement at the Morsetown Brook.

NJ Department of Environmental Protection Correspondence

1. Notice dated 08-06-21 of an application for a Freshwater Wetlands General Permit to be submitted to the NJDEP by Robert Delillo, 29 Eisenhower Drive, Block 6503; Lot 9 for authorization to construct in wetlands and adjacent transitions areas.
2. NJDEP Suspected Hazardous Discharge notice, dated August 13, 2021, NJDEP Case #21-08-12-1706-00, regarding Suez Water North, Richmond Road, Block 5308; Lot 1 and Block 5501; Lots 21 & 22, for exceedance of nitrogen readings (17.794 ppm) with a maximum allowance of 10 ppm under NJDES Permit #NJ0081914.
3. NJDEP Suspected Hazardous Discharge notice, dated August 15, 2021, NJDEP Case #21-08-14-1216-02, regarding 30 Dongan Lane, Block 15302; Lot 8, for improper disposal of Freon from air conditioners and refrigerators in scrap metal at the site.
4. NJDEP Dam Permit #1608, dated August 10, 2021, regarding Farm Crest Acres Association for the rehabilitation of the Upper and Lower Crest Lake Dams, with proposed raising of each dam embankments, constructing new concrete primary spillways, installing seepage collection systems, lining the discharge channels with riprap. A permanent siphon system at the Upper Crest Lake Dam will also be installed.
5. NJDEP Groundwater Remedial Action Permit #RAP210001, dated August 23, 2021, received for Frank Kasabri - Dena Car LLC, 2048 Rt. 23, Block 14104; Lot 2, SRP Program Interest #001649 regarding remediation at the former Getty Station 56009 for contamination from benzene.
6. NJDEP FW Letter of Interpretation: Footprint of Disturbance Determination, File # 1615-20-0013.1 for James Antonucci, Block 10202; Lot 5.02, advising that freshwater wetlands and/or State open waters are not present in the limit of disturbance indicated on the site plan prepared by MCB Engineering Associates, revised date of July 8, 2021. In addition, no part of the area of disturbance occurs within a transition area or buffer. Exceptional wetlands exist on the site so the transition area or buffer is 150 feet.
7. NJDEP Suspected Hazardous Discharge notice, dated September 2, 2021, NJDEP Case #21-09-01-1608-33, regarding the removal of a 550 gal UST with clean up pending.
8. NJDEP Treatment Works Approval No. 21-0238, dated 09-02-21, received for 1463 Union Valley Road, Block 7601; Lot 2, regarding a remediation system for a site plan prepared by Arcadis, dated February 23, 2020. This permit is valid for two years from the issuance date.

Miscellaneous

1. HEPSCD certification of a soil erosion and sediment control plan, dated August 6, 2021, for Farm Crest Acres Rehab of Upper & Lower Dams, Doremus Road, Block 16701; Lots 4, 5, 6, 10, 11, 12.
2. HEPSCD violation notification, dated August 23, 2021, for residential site improvements and disturbance of more than 5,000 square feet of soil without a soil erosion and sediment control plan for JAN LLC at 7 Cottage Cover, Block 3611; Lot 6.
3. HEPSCD Report of Compliance, dated 08-19-21, received for Melillo Vreeland Grading & Improvements, 40 Vreeland Road, Block 9001; Lot 21.
4. HEPSCD Report of Compliance, dated 08-19-21, received for Cielplak Soil Movement, 246 Morsetown Road, Block 4701; Lot 22.
5. HEPSCD Report of Compliance, dated 08-19-21, received for Cutugno Soil Movement, 65 Vreeland Road, Block 8802; Lot 49.
6. HEPSCD Recertification of B & B Organic Waste Recycling Stabilization Measures, dated August 31, 2021, for 280 Marshall Hill Road, Block 6002; Lots 29, 18.02, 28.03.

ADJOURNMENT