

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
October 28, 2021
7:00 p.m.
Municipal Court Room at 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. Please take note of the fire exists in this room 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

Sustainable Economic Development Plan Public Hearing

APPLICATIONS – None.

NEW OR ONGOING BUSINESS

Model Statewide Electric Vehicle Draft Ordinance – Discuss.

Non-Condensation Redevelopment Area Study - 960 Burnt Meadow Road, Block 4601; Lot 17 – Update from Board Planner.

ORDINANCES FOR INTRODUCTION

ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

Ordinance No. 2021-036 – Discussion and recommendation on Master Plan Consistency determination regarding “Ordinance Of The Township Of West Milford,

County Of Passaic, State Of New Jersey To Create A New Section Within Chapter 500 "Zoning" Entitled "Medical And Recreational Cannabis Activity" Amended."

MEMORIALIZATIONS

Resolution No. 2021-17 Resolution Recommending the Adoption of The Sustainable Economic Development Plan As An Element To The Township Of West Milford Master Plan.

Resolution No. 2021-18 Resolution Regarding Master Plan Consistency Determination for Ordinance No. 2021-036 Of The Township Of West Milford, County Of Passaic, State Of New Jersey To Create A New Section Within Chapter 500 "Zoning" Entitled "Medical And Recreational Cannabis Activity" Amended.

Resolution No. 2021-19 Resolution approving an increase to Board Planner Contract.

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 September 22, 2021 Regular Meeting.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1.

NJ Department of Environmental Protection Correspondence

1. NJDEP Suspected Hazardous Discharge notice, dated October 2, 2021, regarding 15 Sophie Avenue, Block 6607; Lot 4, advising of a spill from a pole mounted transformer due to equipment failure, with remediation pending.

2. NJDEP Freshwater Wetlands General Permit #18 received for Farm Crest Acres Association, c/o Thomas McNair, 31 Crest Lake Drive, for Block 16701; Lots 4, 5, 6, 10, 11, 12.

3. Remedial Action Protectiveness/Biennial Certification Form for Groundwater, dated September 1, 2021, received from Kleinfelder regarding 1 Lakeside Road (former Exxon Facility), PI# 016861.

4. NJDEP Suspected Hazardous Discharge notice, dated October 2, 2021, regarding 111 – 115 Point Breeze Drive, Reference # 21-06-22-1006-02. Caller reported that testing confirmed contractor (Battinelli Landscaping) put contaminated soil (mercury, metallic) onto properties, with remediation pending.

Miscellaneous

1. HEPSCD certified soil erosion and sediment control plan, dated August 17, 2021, regarding [REDACTED], 1288 Macopin Road, Block 10202; Lot 5.02.
2. HEPSCD certified soil erosion and sediment control plan, dated August 6, 2021, regarding Farm Crest Acres Rehab of Upper and Lower Dams, Doremus Road, Block 16701; Lots 4, 5, 6, 10, 11, 12.
3. HEPSCD re-certified soil erosion and sediment control plan, dated August 31, 2021, regarding B & B Organic Waste Recycling Stabilization Measures, Block 6002; Lots 29, 18.02 & 28.03, Lycosky Drive.
4. Harper Turner Farms notification of a Passaic County Agriculture Development Board meeting on Monday, October 18, 2021 at 6:30pm, virtually via Cisco Webex, regarding site specific agricultural management practices, importing fill to create logging roads and level areas for gardening and stockpile tree plantings and gardens at Block 2202; Lot 1.01, 38 Castle Rock Road.
5. HEPSCD recertified plan, dated September 9, 2021, regarding Safargar Burnt Meadow Driveway & Grading Plan – Revised limit of disturbance, for Block 4601; Lot 15, 890 Burnt Meadow Road, Hojjat Safagar, c/o 46 Truck Repair, Ridgefield, NJ.
6. Notice from FERC, regarding Tennessee Gas Pipeline, 300 East Upgrade Project, advising that the final Environmental Impact Statement for the upgrades and compressor stations, including the proposed new 19,000 horsepower electric driven compressor unit and associated auxiliary facilities in Passaic County (West Milford). Access for the document: www.ferc.gov, or <https://www.ferc.gov/industries-data/natural-gas/environment/environmental-documents>.

ADJOURNMENT