

**Township of West Milford
PLANNING BOARD
REGULAR MEETING AGENDA
July 7, 2022
7:00 p.m.
Main Meeting Room**

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 exits in this room in the event of an emergency.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members: Steven Castronova, Linda Connolly, Mayor Michele Dale, Councilwoman Ada Erik, Daniel Kochakji, Robert Nolan, James Rogers, Geoffrey Syme.
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.

I. PUBLIC PORTION

Up to half-hour reserved.

II. APPLICATIONS

III. NEW OR ONGOING BUSINESS

Ordinance Committee:

Master Plan Committee:

Environmental Commission Greenway Subcommittee:

IV. ORDINANCES FOR INTRODUCTION

V. ORDINANCES/RESOLUTIONS REFERRED FROM COUNCIL

ORDINANCE 2022-030

ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500 "ZONING" OF THE REVISED GENERAL ORDINANCES TO UPDATE SECTION 500-191 "DEFINITIONS" ADDING CANNABIS FACILITY CANNABIS ESTABLISHMENT OVERLAY ZONE

- CANNABIS ESTABLISHMENT OVERLAY ZONE
- PLANNING BOARD PLANNER REFERRAL MEMORANDUM
- RESOLUTION NO 2022-12

VI. MEMORIALIZATIONS

RESOLUTION NO. 2022-12

IN THE MATTER OF MASTER PLAN CONSISTENCY DETERMINATION ORDINANCE NO. 2022-30 TO AMEND CHAPTER 500 "ZONING OF THE "DEFINITIONS" ADDING CANNABIS FACILITY, CANNABIS ESTABLISHMENT OVERLAY ZONE OF THE CODE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY

VII. BOARD PLANNER'S REPORT

VIII. BOARD ATTORNEY'S REPORT

IX. BOARD ENGINEER'S REPORT

X. MISCELLANEOUS

Invoices

Approval of recent Planning Board professionals' invoices.

XI. MINUTES

Approval of minutes from recent Planning Board meetings.

XII. ADJOURNMENT

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

NJ Department of Environmental Protection Correspondence

1. May 12, 2022 – NJDEP Highlands Applicability Determination Notice Letter Veolia Water New Jersey, Inc. - Crescent Park Water System requesting Exemption #11 – septic exemption activity
2. May 18, 2022 – NJDEP Notice of Application from PSE & G for an extension of a freshwater Wetlands General Permit No. 2 – Natural Gas Distribution and Transmission System ROW Maintenance.
3. May 25, 2022 – Highlands Applicability Determination, Exemption 11, Block 1.01; Lot 57:01. Proposed upgrade to existing well sites including improvements to a treatment system and ancillary equipment.
4. June 2, 2022 - NJDEP Notice of PERMIT, Block 4401 Lot 15 for reconstruction of an existing bulkhead.
5. June 4, 2022 - NJDEP Verbal Notification, Suspected Hazardous Substance Discharge Notification at 120 Morsetown Road. Substance Heating Oil.
6. June 7, 2022 – NJDEP issued Treatment Works Approval to Moosehead Marina 254 Lakeside Road, to construct and operate alterations of an existing subsurface wastewater disposal system.
7. June 9, 2022 – NJDEP Clarification revises the WQMP Determination from inconsistent to not addressed. Block 7601 Lot 2 / Texaco Inc.
8. June 10, 2022 – Treatment Works Approval, Old Milford Estates to construct and operate upgrades to the Old Milford Estates WWTP located at 66 Camelot Drive.
9. June 9, 2022 – Notice of NJDEP Permit Application for Freshwater Wetlands General Permit, NJ Route 23 Northbound Bridge over Pequannock River. NJDOT is Applying for flood Hazard Area Individual Permit and Freshwater Wetlands General Permit.
10. June 13, 2022 – Permit Authorizing Rockland Electric to construct an underground utility line across Hewitt Brook in connection with an underground to overhead electric transmission line associated with a natural gas line compressor station on Block 4601 Lot 8, Block 6002 Lot 33 and Block 6002, Lot 44.04.
11. June 25, 2022 – NJDEP received verbal Notification of suspected Hazardous Substance Discharge Notification at MS Equipment, 899 Burnt Meadow Road, reporting various unknown oils being dumped at this location and has been going on for several years.

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT REVIEWS

1. April 5, 2022 – Tomkevitch Brookfield SFD Demo & Rebuild, 48 Brookfield Road. HEPSCD certified by the Hudson- Essex Passaic Soil Conservation subject to conditions.
2. April 25, 2022 – JS Management Heritage SFD, 87 Heritage Drive. The HEPSCD plan is certified by the Hudson- Essex Passaic Soil Conservation subject to conditions.