

**MINUTES
Township of West Milford
PLANNING BOARD
REGULAR MEETING**

May 25, 2023

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.
7:05 PM

THE PLEDGE OF ALLEGIANCE WAS RECITED

Acting Chair, Geoffrey Syme stated Tonya Cubby would be acting Board Secretary in Pamela Jordan's absence this evening.

ROLL CALL

Regular Members:

Mayor Michele Dale, Councilwoman Erik, Michael Gerst, James Rogers, Linda Connolly, Geoffrey Syme, Steven Castronova, Joanne Blom

Late:

Paul W. Ferriero

Absent:

Christopher Garcia

Thomas Collins

Board Attorney:

Allison Kopsco

Board Engineer:

Alternates Steven Castronova appointed a voting member for absent Board member Garcia.

Board member Linda Connolly indicated she listened to the recording of testimony from April and qualified as a voting member for the Application before the Board this evening.

PUBLIC PORTION

The meeting was opened to the public at 7:06 PM.

Citizen Ron Perez stepped forward stating, he lives at 9 Eisenhower Drive. Mr. Perez inquired about plans or documentation describing the nature of the Greenway project. Mr. Perez is currently working on a project with Friends of Wallisch.

The Board Planner stated there was a "Study" a contact was provided.

Seeing no one Councilwoman Erik **moved to close** the public portion, **second** by Michael Gerst.

All in favor

MEMORIALIZATIONS

CARRIED APPLICATIONS

PB 01-23-01

YMCA of Montclair

Block 14108 Lot 6 & Block 13704 Lot 7
131 Germantown Road

PRELIMINARY & FINAL SITE PLAN

Seeking approval to demolish and renovate several existing buildings and construct 3 structures to be used by the existing day camp.

Buildings consist of a main lodge, a pavilion and an outdoor amphitheater.

Site Improvements include driveway, sidewalk and landscaping.

Previous Testimony April 27, 2023

Attorney for the Applicant, Alan Trembulak stepped forward and stated the Applicant has considered previous testimony and comments from the public.

Mr. Evans, President and CEO, YMCA of Montclair stepped forward. Mr. Evans was previously sworn in and remains under oath. Mr. Evans stated the YMCA is here to be a good neighbor and serve the community. The amphitheater has been removed from the site plan.

Michael Dipple, PE, stepped forward, Mr. Dipple was previously sworn in and remains under oath.

Exhibit A-3 dated May 25 2023, **Color Rendering Over All Site Plan C100**, Revised from the April 27, 2023 meeting, removing the proposed amphitheater from the plans. North of the existing pavilion is a clearing that will remain undisturbed. Two ADA space holders are placed on the plans.

Princeton Hydro has been secured to design and upgrade the septic system needing replacement. Alternative sewage technology or methods are being explored do to the disposal rock outcrops, wetlands and floodway on the south end of the site near the bathrooms. Princeton Hydro is working with the state of NJ for a solution to the constraints, overall disturbance will be determined at that time. The upgrade has nothing to do with the use of the site. Mr. Dipple is confident disturbance is less than an acre.

The Application was **opened to the public** by Vice Chair Geoffrey Syme.

William Haggerty from the law firm of Dolan & Dolan located in Newton, NJ stepped forward and stated; his office represents Forest Hill Park Homeowners Association. Day camp is not defined in the ordinance. He would like to define what has been done at the camp and not to expand upon. Mr. Haggerty ask that no overnight camping be listed as a condition. The YMCA currently serves nonprofit organizations. There would be no overnight functions. There is no change in sound amplification in the Application before the Board on this day. A lighting plan was presented previously showing little lighting for safety elimination for safety. No sport or large lighting is proposed. Lighting at night will be for security.

Previous testimony indicated that approximately 40 cars could park around the lake. Typical parking is on the West side of the lake and wrap around the Southern side of the lake. The parking analyses requires 32 spaces. School busses and staff may park there. The intent of summer camp is to run Monday – Friday with weekend events as have been. Seasonal camps may be incorporated to fill a need for after school and breaks as concluded from 2 comprehensive surveys.

Stepping forward; Toni Slufik, 75 Forest Hill Drive. Appreciates that the amphitheater has been removed. Ms. Slufik asked for clarification / specifics of proposed “year round programs for families and active adults” as listed in their program. Ms. Slufik noted other operating YMCA’s have a wide variety of entertainment and active programs. Asking, would there be a provision or scope for this YMCA?

Mr. Evans (YMCA) The lodge will supplement their camp. And Stated “they” conducted two comprehensive studies to understand the needs of the community and found families would like after school and school break care. He did not anticipate activities that would generate a noise issue. The YMCA would extend activities indoors through an extended season.

Seeing no one Councilwoman Erik **moved to close** the public portion of the meeting, **second** by Michael Gerst.
All were in favor.

Councilwoman Erik expressed safety concerns with the number of cars parking on premises and parking.

Mr. Evans stated the staff works closely with fire department and ambulance corp and have never had an issue with access for emergency vehicles. Staff is on hand to help direct traffic during events.

Mayor Dale the scope/plans for the expansion has not been made clear.

Mr. Evans stated they would like to partner with County and town field programs, year round programs and enrichments for the community. The primary focus is a day camp. The YMCA is investing 3 million dollars to better the facility for the residents. This is not a full facility YMCA. The YMCA intends to run a year round facility with one or two programs. There is a lodge and staff that will serve to answer phones and manage registration. The expansion will help to increase the presence of local and West Milford children. The intention is to staff with more West Milford residents.

The capacity of the drywell has not been determined as of this hearing. Mr. Dipple is working with the Township Engineer for storm water mitigation – to be completed when the geo technical information becomes available.

Referencing the Environmental Impact Statement- (page 3 topography) a member of the Board stated, the highest point of the site is located at the NE corner at 368 feet – that slopes down SE corner to 680, a drop of 88 feet. The steep slopes range from 15 % - 66%. There is not a current mitigation plan. Concerns were stated and a request for mitigation testimony. Princeton Hydro is continuing testing. There are 3 levels of permitting with the state – this Variance is working simultaneously to move the project forward.

The SE corner is low, is swampy near the softball field. The only change is at the lodge, runoff would runoff toward the lake to intenerate extra flow. The State of NJ and the Board Engineer will review the storm water runoff plan.

The asphalt basketball court to be removed from the neighboring Slufik property.

Property to the NE of the unsightly barn should be addressed with building standards.

Michael Gerst made a **motion** to approve Application ~~EB~~ 01-23-01 with conditions highlighted during testimony (outlined by the 4 Board Attorney) adhere to review reports and obtain the Board Engineers approval on storm water management plan, obtain all permits, comply with the Board Planners report, no overnight camping, some year round YMCA sponsored activities in a manner similar to YMCA activities. No weddings, reunions, no alcohol served, no alcohol or drug rehabilitation programs. There is to be no change in sound amplification. Lighting (as described by the applicants Engineer) off except for security lighting. The paved area to be removed from the neighbor’s property. The Board Attorney shall approve parking to include ample parking for emergency vehicles. Standard conditions included, **second** by Steven Castronova.

Roll Call:

Yes: Mayor Dale, Councilwoman Erik, Michael Gerst, James Rogers, Geoffrey Syme, Linda Connolly, Steven Castronova

No:

Abstain

Master Plan Committee Update -- The Board Planner indicated the Master Plan Re-Examination report review was complete. There was discussion about zoning changes and fine tune the zones with their individual uses. Land use map could be changed with changes to the future land use plan.

There was not a planning report.

INVOICES

Mayor Dale made a **motion** to approved professional invoices, **second** by Ada Erik

All in favor

MINUTES

Councilwoman Eric made a **motion** to approve May 25, 2023 minutes, **second** by James Rogers.

All were in favor

ADJOURNMENT 8:32 PM

A **motion** was made by Mayor Dale, **second** by Michael Gerst.

All were in favor

Respectfully submitted;



Pamela Jordan,
Zoning Board Secretary

Approved June 22, 2023