

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

January 9, 2017

The January 9, 2017 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:31 p.m. with a reading of the Legal Notice followed by administration of oaths to Jim Rogers and C. Clinton Smith.

ROLL CALL

Present: Tim Dalton, Douglas Ott, Jim Rogers, Thomas Tamayne, Don Weise, Alt. #1 Dave Ofshinsky, Alt. #2 Clinton Smith, and Chairman Stephen Sangle.

Absent: None.

Chairman Sangle requested Dave Ofshinsky to sit in for the vacant position and advised that there was a quorum for this meeting. Following discussion of the open position on the Commission, the Commissioners concurred that a memo should be sent to the Township Clerk requesting that the Mayor consider the appointment of David Ofshinsky, currently Citizen Member Alternate #1, to Citizen Member #1, filling the seat vacated by Andrew Abdul, with a term expiring on December 31, 2019. They also requested that C. Clinton Smith be moved up to the Citizen Member Alternate #1 position with a term expiring on December 31, 2017. One vacancy for the Citizen Member Alternate #2 position would remain to be filled. Chairman Sangle requested the members to submit the names of anyone with qualifications similar to former member Andy Abdul. It was noted that a person emailed the Commission Secretary expressing interest in the Sustainability Subcommittee and she was invited to attend a Commission meeting.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL \$620,197.00 Reforestation Grant Project: An update on the Reforestation Grant project was provided by Ron Farr, consulting forester. Mr. Farr reported that he met with representatives of the Library Board several weeks ago to review the revisions to the tree plantings for the Library site. Mr. Farr reported that he also met with John Hefferon of the Friends of Wallisch and reviewed the tree planting scheme for the rear of the Wallisch Homestead that will include 100 trees. He noted that the trees will be planted along the creek in the rear of the property. Commissioner Jim Rogers observed that there was a proposal for installing solar panels at the site, and Mr. Farr commented that apparently there was a skeet shooting range on the site at one time that is supposed to be cleaned up before planting. Mr. Farr noted that apple trees are being proposed for the site, but they will need NJDEP approval. Chairman Sangle suggested that fencing be used to deter the deer. Mr. Farr reported that he had been in contact with the Recreation Director and the pavement will be removed from the Bubbling Springs site so planting can proceed, and there will also be trees planted behind the PAL Building on Cahill Cross Road. He advised that he met with the contractor and the trees have been ordered for the first plantings. Chairman Sangle suggested that they consider adjusting the sizes of the trees to help reduce the cost. The Secretary requested an additional Norway Spruce tree to be planted at the Museum site for another memorial. Chairman Sangle suggested that Mr. Farr consider filling the vacant position on the Environmental Commission when the project is completed. With regard to inviting the landscape contractor to a Commission meeting, Mr. Farr said that he would invite him to attend the March 2017 meeting. Commissioner Tim Dalton advised that he would coordinate photos of the proposed planting sites with Mr. Farr and the contractor to establish a visual record of the locations.

APPLICATIONS FOR REVIEW

VENTURE CAPITAL GROUP LLC

Minor Site Plan #ZB-07-16-13

Use & Bulk Variances

Block 15701; Lot 34

5 Allison Avenue; HC Zone

Seeking: Minor Site Plan approval with Use and Bulk Variances for the reconstruction of an existing building, a parking lot with partial curbing and access driveway, one additional sign, and a second floor apartment in the Highway Commercial Zone.

The Commission reviewed the application and plans for the above referenced matter prepared by McKittrick Engineering entitled Minor Site Plan – Block 15701; Lot 34, dated 06/26/16. The Commission noted the additional parking spaces proposed for the office and apartment and observed that the run-off would not be significantly altered from the additional spaces. Lighting did not appear to be an issue due to the location of the site. Following their review, the Commission expressed that there were no apparent environmental concerns with this application.

PAUL GUGLIELMO

Bulk Variance #ZB-11-16-21

Block 2601; Lot 11

125 Point Breeze Dr.; LR Zone

Seeking: Bulk Variance approval for principal building coverage where 10% is maximum, 9.65% exists, and 11.24% is proposed, for accessory building coverage where 3% is permitted, 2.74% is existing, and 7.51% is proposed, and front yard setback where 40 ft. is required, 37.2 ft. exists, and 33 ft. is proposed for the construction of a garage in the front yard of property at 125 Point Breeze Drive in the LR Zone.

The Commission reviewed the application and plans for the above referenced matter including plans prepared by McKittrick Engineering entitled Site Plan – Garage, dated 11/19/16, and the architectural sketches prepared by Paul Guglielmo, dated 12/29/16. Following their review, the Commission recommended that the applicant consider the installation of gutters and rain barrels, and suggested that any lighting that is to be installed does not affect neighboring property owners.

ON GOING BUSINESS

Shade Tree Commission: Tim Dalton reported that all the training had been completed for last year, but the Commission will need to get the training and CEU's completed for this year. He noted that he would speak to the Township D.P.W. about trees being maintained in the Township so that credit can be obtained for the Sustainable Jersey program.

Lakes Committee: No report at this time.

Greenwood Lake Bi-State Commission: Clint Smith reported that the stumps in Greenwood Lake are not being removed until the spring. He has been in contact with someone from Georgia who operates a saw to remove stumps under water. He was hopeful that there would be enough grant money to cover the cost, if the grant money was still available. The cost would be approximately \$600. per stump to remove.

Open Space Committee: Don Weise inquired about property on Westbrook Road, across from the Eagles Nest driveway, for possible open space acquisition, and Chairman Sangle suggested that he contact Linda Glosinsky of the Land Conservancy.

Environmental Contamination Issues: Tom Tamayne report that he received four no further action letters, two response action outcome notices, with one regarding DPW waste oil, and 1 suspected discharge notice.

Green Team–Sustainability Committee: Tim Dalton, Tom Tamayne, Jim Rogers, and Don Weise agreed to work together on the Sustainable Jersey Re-certification. Tom Tamayne advised that he would be traveling for business more frequently this year and wouldn't be available much to assist. Mr. Dalton reported that he went online for information about the recertification process and some of the information needs to be updated. Chairman Sangle suggested that Clint Smith attend the Green Team-Sustainable subcommittee meetings. Mr. Dalton explained some of the changes that can be made to the website, including removing some of the members no longer involved with the program

and adding the new members, including Don Weise and Jim Rogers. He also noted that the resolution may need to be updated, but Sustainable Jersey will have to be contacted to verify if necessary. Mr. Dalton agreed to manage the program and activities and asked members to contact him with any questions. It was noted that there was a Sustainable Jersey webinar on January 24, 2016 from 1-2 pm with information about moving up to silver certification. The Commission Secretary commented that there was new led lighting installed in the Town Hall and other Township owned buildings which may count for SJ credit. Chairman Sangle observed that he was advised during the ANJEC Environmental Congress that the site plan reviews that are completed by the Commission each month can be used for credit in the Sustainable Jersey program. With regard to Michael Hodges, the Township's Health Officer, working on a Sustainable Jersey grant, Mr. Weise and Mr. Dalton suggested that they reach out to him to see if they could coordinate their efforts. Jim Rogers would see him at the Health Board meeting at the end of the month and would speak to him. Chairman Sangle thanked the Commissioners for making the commitment to continue the program for the Township.

Belchers Creek Testing Project: Doug Ott advised that he contacted Andy Abdul and he arranged to meet with him regarding the testing equipment. He said that Mr. Abdul will be traveling to Newark for business and his wife will be working with the Association for Special Children in town, so he will be available to meet to review the calibration issues that may be affecting the equipment. Tom Tamayne suggested a conference call to go over the equipment. Mr. Ott noted that they used a contaminated sample, followed the procedures, and the results still came to zero. The Commission concurred that Mr. Abdul should be contacted before we contact the equipment manufacturer. Tim Dalton attempted to telephone Mr. Abdul and left a message to return his call, and offered to drive to Mr. Abdul's business to speak to him. Chairman Sangle suggested that Mr. Dalton get the equipment from the Planning Dept. and meet with Mr. Abdul to review the testing equipment and procedures. Chairman Sangle commented that the Watershed Ambassadors have good intentions and were supposed to assist with the testing, but the Commission hasn't had much success with them. Mr. Dalton noted that a former Watershed Ambassador, Jason Preisendance, works in town and he may be interested in working on the Sustainable Subcommittee again.

NEW OR CURRENT BUSINESS

Highlands Greenway: No update at this time.

MINUTES

The Minutes from the December 12, 2016 regular meeting of the West Milford Environmental Commission were unanimously approved on a motion by Chairman Stephen Sangle with a second by Jim Rogers.

CORRESPONDENCE RECEIVED: *The following correspondence items were reviewed by the Commission and filed:*

Highlands Water Protection and Planning Act Correspondence - None.

NJ Department of Environmental Protection Correspondence

1. Public Notification and Outreach received December 12, 2016 from Geo-Enviro Consulting and Remediation regarding SBP Gas Station, 555 Warwick Tpk., Block 703; Lot 3 for remedial investigation of gasoline and diesel related contamination, advising that the majority of the soils have been delineated, with the groundwater undergoing delineation and continued monitoring; ground water contamination has migrated offsite.
2. No Further Action notification from the NJDEP, dated December 6, 2016, regarding 7 Jefferson St., Block 16004; Lot 3, related to the removal of a 275 gallon #2 heating oil above ground storage tank.
3. Copy of an application for a Flood Hazard Area Individual Permit dated December 12, 2016 received from Houser Engineering regarding 743 East Shore Road, Block 4301; Lot 4, for the construction of a new bulkhead and beach area along the shoreline of Greenwood Lake.

4. Notification from Schwanewede/Hals Engineering dated December 9, 2016 advising of an application to the NJDEP for a Treatment Works Approval Permit for a new septic system at the Moosehead Marina, 254 Lakeside Road, Block 3201; Lot 6.
5. Notice for the NJDEP Division of Dam Safety & Flood Control, dated December 6, 2016, advising that the Lindy's Lake Dam, NJ File No. 22-54, was found to be in Satisfactory condition, with maintenance required, with the next scheduled inspection to be performed by January 4, 2018. Previously requested revised as-built drawings are required to be submitted by January 31, 2017.
6. Flood Hazard Area and Freshwater Wetlands Permit Revision Approval received from the NJDEP, dated December 13, 2016, for Orange and Rockland Utilities (submitted by Langan Engineering), regarding the change in alignment noted on sheets WP-101, 102, 103 related to the installation of approximately 1.75 miles of underground electrical distribution circuit within the County owned ROW associated with West Shore Road, Block 6002; Lot 20.
7. Notification from BETTS Environmental, dated December 21, 2016, amending and supplementing the Response Action Outcome dated March 28, 2016 for the Township of West Milford DPW, 30 Lycosky Drive, Block 6002; Lot 28, Preferred ID 713836, with regard to remediation of a "former 385 gallon vehicular waste oil above ground storage tank and no other areas", advising that the "Known Onsite Contamination Source is Not Yet Remediated". This remediation does not address the former underground storage tanks contaminated with petroleum hydrocarbons.
8. No Further Action notification from the NJDEP, dated December 22, 2016, regarding 370 High Crest Drive, Block 13102; Lot 13, related to the removal of a 550 gallon #2 heating oil underground storage tank.
9. No Further Action notification from the NJDEP, dated December 28, 2016, regarding 1943 Union Valley Road, Block 3504; Lot 1, related to the removal of two 275 gal. #2 heating oil AST.

Miscellaneous Correspondence Received/Sent

1. ANJEC – News Jan. 4, 2017
2. Sustainable Jersey–Coding for Community–A Civic Tech Competition for Local Issues-\$2000. prize.

PUBLIC COMMENTS – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the January 9, 2017 meeting was **adjourned** at **8:50 p.m.** on a **motion** by Chairman Sangle and a **second** by Tim Dalton.

Approved: February 6, 2017

Respectfully submitted,

Tonya E. Cubby, Secretary