

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

February 5, 2018

The February 5, 2018 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:34 p.m. with a reading of the Legal Notice.

ROLL CALL

Present: David Ofshinsky, Douglas Ott., Thomas Tamayne, Douglas Trainor (Alt #2), Don Weise, Chairman Stephen Sangle.

Absent: Tim Dalton, James Rogers, Clinton Smith (Alt #1)

Chairman Stephen Sangle requested Doug Trainor to sit in for Tim Dalton and advised that there was a quorum for this meeting.

CHANGE IN MEETING TIME

Following a discussion on the change in the regular meeting time, the Commission voted unanimously on a **motion** made by Dave Ofshinsky, with a **second** by Douglas Ott, to change the meeting time to 7:00 p.m. for all regular meetings beginning in April 2018.

PRESENTATIONS: None.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL \$620,197.00 Reforestation Grant Project: Chairman Stephen Sangle provided a report in the absence of Ron Farr and Tim Dalton. He reported that the revised and amended planting plan required by the NJDEP Forestry Division had been submitted. He noted that the calipers of the trees was a major issue and suggested that Ron Farr, Tim Dalton, Fullerton Maintenance and possibly a Township representative will have to conduct a site visit. He surmised that the State may reduce the amount that they will pay for a tree based on the reduced caliper, or they may not pay for the trees at all. Tim Dalton had advised via email that he spoke with the NJDEP Forestry Division and the planting plan was once again under review, and we will be provided with comments upon completion of their review. There was an issue about locating several of the trees that were planted, but these may have been planted in a more densely wooded or remote area and will be located. With regard to tree caliper, the contractor may have to justify planting smaller trees than the contract required. Commissioner Dave Ofshinsky noted that the contractor would have paid less for a smaller caliper tree. Chairman Sangle concluded that once the report is received from the State, the issues can be addressed.

APPLICATIONS FOR REVIEW

NY SMSA LP D/B/A VERIZON WIRELESS

Preliminary & Final Site Plan w Use Variance #ZB-12-17-17

Block 6701; Lot 13

1946 Union Valley Road; CC Zone

Seeking: Preliminary and Final Site Plan with Use Variance approval from the Board of Adjustment for the installation of a Wireless Telecommunication Facility on top of a proposed cupola on an existing car wash building.

Following a review of the above referenced Board of Adjustment application and plan, the Commission found no negative environmental impact with regard to the proposed cell service to be located in a cupola on the roof of an existing car wash facility.

Community and Environmental Impact Statement

LSK ASSOCIATES LLC

Preliminary & Final Site Plan #PB-01-18-01

Block 16005; Lot 13

100 Oak Ridge Road; CC Zone

Seeking: Preliminary and Final Site Plan approval from the Planning Board to construct an addition to an existing office building consisting of approximately 410 s.f. over existing pavement, in addition to the reconfiguration of the existing parking area and elimination of one of the existing driveways to create one two-way access driveway.

Following a review of the Planning Board application for LSK Associates for Block 16005; Lot 13, the Commission suggested that rain barrels be considered by the applicant to address an additional stormwater runoff.

Community and Environmental Impact Statement

ENVIRONMENTAL CONSTRUCTION CO.

Minor Subdivision & Bulk Variance #PB-01-18-02

Block 4106; Lot 1

99 Long Pond Road; LR Zone

(Former Awosting Clubhouse Site)

Seeking: Minor Subdivision and Bulk Variance approval from the Planning Board regarding the subdivision of an existing parcel into two lots, each with a proposed single family dwelling and associated improvements, with bulk variances requested for lot area, lot depth, front yard setback and primary building coverage.

Following a review of the Planning Board application and CEIS for applicant Environmental Construction Co. for a minor subdivision for Block 4106; Lot 1, the Commission found no apparent environmental concerns.

ON GOING BUSINESS

Shade Tree Committee / Community Forestry Mgt. Plan: Chairman Sangle advised that Tim Dalton will report on this at the next meeting, and he assumed that this was in the process of being prepared by Mr. Dalton.

Lakes Committee/Greenwood Lake Bi-State Commission: Chairman Sangle noted that Clint Smith was not present to provide a report, but he read in a local newspaper that the proposed boaters' fees did not get approved.

Open Space Committee: Chairman Sangle commended Commissioner Don Weise for his article to the Editor of a local newspaper regarding the importance of open space. The Commissioners briefly discussed the need for open space, balanced with sensible development. Chairman Sangle noted that in the past there was opposition to creating a town center concept and concentrating development in a central location, but he observed that there is more of a negative impact to the environment with sprawled developments which require more infrastructure, and there actually is a benefit to clustered development.

Environmental Contamination Issues: Commissioner Tom Tamayne reported on several notices that he received regarding environmental contamination issues.

Belchers Creek Testing Project: Alternate #2 Commissioner Doug Trainor reported that the sewer issues at Bald Eagle Village are being addressed and the system is being reconditioned and restored. With regard to the testing of Belchers Creek beyond this facility, he suggested that now would be a good time to test the water, especially after the recent failure of the sewer system at B.E. Village. Chairman Sangle requested that he contact Commissioner Jim Rogers to assist with the testing. Commissioner Dave Ofshinsky commented that the original system had not been constructed properly, and noted that the M.U.A. was in the process of rehabilitating the fields. With

regard to the sale to Suez, he surmised that this would occur sometime in 2018, possibly the summer. He further reported that the work that is currently underway has tankers from a local septic company removing approximately 40,000 gallons of overnight sewerage, which may indicate that there could be an underground leak. He noted that the peak capacity for the complex was 70,000 gallons. Mr. Trainor commented that there are underground streams that lie under the system. Mr. Ofshinsky observed that there has always been an infiltration issue at the site from other sources, including illegal sump pumps that are installed by homeowners, as well as the poor drainage due to shale and clay in the soil composition. Mr. Ofshinsky recounted that the Bald Eagle developers were responsible for building the system, but over the years there has been a need for continual pumping of the waste water, coupled with an inadequate field that is not operating properly. Following the discussion, Chairman Sangle suggested that testing of Belchers Creek at this point in time, and following the Suez purchase of the system, would be the best course of action.

Green Team–Sustainability Committee-Sustainable Jersey Re-Certification: There was nothing new to report on this matter at this time.

NEW OR CURRENT BUSINESS

Annual Report of the Commission – Chairman Sangle suggested that the comments that he provided to ANJEC for a recent article in their newsletter could be used for the Annual Report to the Governing Body. He commented on the support that we receive from the Township, and noted that most other Commissions don't have the cooperation of their administrations or governing bodies as we do. Mr. Weise commented that the West Milford Environmental Commission is viewed by other commissions as being in the forefront in the State. He suggested that Ringwood has similar demographics and thought that they should be invited to attend a meeting with us, and Chairman Sangle requested that he reach out to them. Mr. Weise also reported that he will be conducting a Trails Symposium at Ramapo College on April 8, and observed that advocacy and support has dwindled.

MINUTES

The minutes from the January 8, 2018 regular meeting of the West Milford Environmental Commission were **approved** on a **motion** by Chairman Stephen Sangle and a **second** by Dave Ofshinsky.

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

Highlands Water Protection and Planning Act Correspondence

1. Notification from the NJDEP, dated December 29, 2017, advising of a Highlands Exemption #4 and Water Quality Management Plan Consistency Determination for the Long Pond Road Subdivision application, the site of the former Awosting Clubhouse, Block 4106; Lot 1.

NJ Department of Environmental Protection Correspondence

1. Notification from Richard Deubert P.E. dated 12/21/17 regarding the submission of a general permit application to the NJDEP for the alteration of a septic system.
2. Community Right To Know Survey, dated January 19, 2018, received from Vincent Causero, Licensed Operator for Suez Water – West Milford Sewer regarding the Richmond Road facility.
3. No Further Action correspondence received from the NJDEP, dated January 16, 2018, regarding the removal of one 1000 gallon #2 H.O. UST for 31 Twin Oaks Trail, Block 3001; Lot 4.
4. Notification from the NJDEP Bureau of Dam Safety, dated January 2, 2018, regarding the 2017 Regular Dam Safety Inspection Report, advising that the report found the dam to be in Satisfactory condition with regular maintenance, repairs and monitoring recommended.

5. Suspected Hazardous Discharge notice, dated January 11, 2018, received from the NJDEP for 26 Ivy Place, Block 3608; Lot 15, regarding the removal of a 550 gallon UST, with clean-up pending.
6. Suspected Hazardous Discharge notice, dated January 15, 2018, received from the NJDEP for 754 Warwick Tpk., Block 1802; Lot 1, regarding a leak in a AST, spilling approximately 90 gallons of #2 H.O., clean-up is in progress, with no storm drains or waterway impacted.
7. NJDEP Flood Hazard Area General Permit #12, dated December 12, 2017, regarding the construction of a 3-foot wide pedestrian footbridge to span the Cooley Brook at 22 Warwick Tpk., Block 2902; Lot 3, expiration date December 11, 2022.
8. Correspondence received from Geo-Enviro Consulting, dated 02-02-18, concerning site remediation at the Shell Gas Station, 2731 Route 23, Block 14604; Lot 1, including Remedial Phase Report, Receptor Evaluation and CEA forms.

Miscellaneous

1. Resolution of the County of Passaic Agriculture Development Board approving the applicant's request for a site specific determination in the matter of Hazelman Farms Right to Farm application for extensive expansion of an existing farm, including increasing the chicken flocks, adding fixed housing, greenhouses, outdoor wood furnace, and outbuildings for electric and water for washing and packaging of agriculture, as well as a farm stand and additional fencing.
2. ANJEC – Fundamentals for Effective Environmental Commissions, March 10, 17, 24, 2018.
3. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated December 1, 2017, ID #217-P-4583, received for B & B Organics Waste Recycling, 280 Marshall Hill Road, Block 6002; Lots 29, 18.02, 28.03.
4. HEPSCD Certification of a Soil Erosion and Sediment Control Plan, dated December 14, 2017, ID #217-P-4446, Re-Review #217-P-0043, received for Greenwood Lake Services Boat Maintenance Bldg. to add grading and septic fields, 341 Lakeside Road, Block 3101; Lot 9.

PUBLIC COMMENTS – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the February 5, 2018 regular meeting was **adjourned** at 8:15 p.m. on a **motion** by Chairman Stephen Sangle and a second by Thomas Tamayne.

Approved: April 2, 2018

Respectfully submitted

Tonya E. Cubby, Secretary