

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

APRIL 2, 2012

The regular meeting of the Township of West Milford Environmental Commission was called to order at **7:30 p.m.** followed by the reading of the Legal Notice.

Prior to the Roll Call the Oath of Public Office was administered to Citizen Member and Chairman Stephen Sangle.

ROLL CALL: Present: Andrew Abdul, Douglas Ott, Thomas Tamayne, Don Weise, Chairman Stephen Sangle, Alternates Timothy Dalton and Lucas Slott.

Absent: Gillian Hemstead, Gary Oppenheimer.

Tim Dalton and Luke Slott sat in for Gillian Hemstead and Gary Oppenheimer.

PRESENTATIONS – None.

APPLICATIONS

OAK RIDGE ROAD ASSOCIATES, LLC

Preliminary /Final Site Plan #PB-11-11-04

Block 15901; Lot 1

195 - 209 Oak Ridge Road; LMI

Seeking: Preliminary & Final Site Plan approval for a paved parking lot for an existing commercial site. (Planning Board hearing April 5, 2012)

The Environmental Commission reviewed the site plan entitled Preliminary & Final Site Plan, Boundary & Topographic Survey – Proposed Parking Lot Plan prepared by EID Associates, Inc. with a revised date of 02/01/12 for the above referenced application, in addition to the In-Ground Storm Water Retention System for Proposed Employee Paved Parking Lot. The Commission had the following comments:

- The Commission noted that there appeared to be a lack of detail for stormwater management on the site plan. The Commission discussed how the applicant intends to adequately control/address an excess of 19,000 s.f. of stormwater runoff at the site.
- The Commission noted on the plan that the applicant proposes a collection system as well as installation of a berm for stormwater runoff.
- The Commission advised that they support any standards or conditions that are required from the Planning Board Engineer with regard to stormwater issues.
- The Commission inquired about the current use at this commercial site as it was not apparent from the information provided in the application.

JEFF WAITZE

Bulk Variance # ZB-12-11-15

Block 2203; Lot 1

40 Melinda Court; R-4 Zone

Seeking: Bulk Variance relief to construct a one story 2-car detached garage. (Approved by ZBOA on March 27, 2012)

The Commission reviewed the above referenced application that had been approved previously by the Zoning Board of Adjustment. All matters appear to have been addressed by the ZBOA.

TELECOMMUNICATION APPLICATIONS - None.

GRANT MANAGEMENT AND STATUS REVIEW

604(b) OWTS Onsite Wastewater Treatment Plan Grant: The Commission received a quarterly report updating on the status of the grant project. This project has essentially been completed with the filing of the On-site Wastewater Treatment Plan by Princeton Hydro to the NJDEP.

2004 Greenwood Lake 319H Grant/2007 Stormwater Implementation 319H Grant: Dr. Fred Lubnow of Princeton Hydro contacted the Commission requesting volunteers for the Morsetown Brook Riparian Buffer Planting Project at the Wallisch Homestead on Lincoln Avenue prior to the end of April. This project will utilize some of the remaining funds from the 2004 SY grant. The purpose will be to install trees and shrubs along the riparian buffer as a filtration aid for nutrients that may enter the stream and eventually Belchers Creek/Greenwood Lake. Chairman Sangle requested that the information be publicized in the local newspapers and on the website. Luke Slott will assist in coordinating the high school student volunteers for the project, providing that the event takes place on the weekends. Lauren Kovacs from Princeton Hydro will supervise the project. Chairman Sangle will contact former Commissioner Maryellen Gabay to assemble some scouts to volunteer also.

Streetscape Grant: Chairman Sangle requested that this item be removed from the agenda, as no new information has been made available on this matter.

Recreational Trails Signage Grant: Doug Ott reported that the signage project is now in the hands of the Township Engineering Department. He reported that the small trail signs have been completed and are ready to be installed, and that Bob Jonas from the NY/NJ Trails Conference is coordinating the project.

2010 ANJEC Smart Growth Planning Grant - Trails Master Plan: Doug Ott reported that he will contact George White as he has not had any update from him on this project. Chairman Sangle noted that this project should be coordinated with the Open Space Plan and should match the properties with the trails. He wondered whether Mr. White is aware that the Commission has requested the open space properties to be "tied in" with the Trails Master Plan. Mr. Ott reported that Bob Jonas is attempting to coordinate information about walking trails behind A&P and Shop Rite, including Quail Trail(?). Luke Slott suggested a connection to the county/state parks and forests, including Sandcap Park. One of the Commissioners commented that if the County intends to raze the Tichenor House on Warwick Tpk., that this could be a potential site for additional trail parking. The Commission discussed several possibilities for the Trails Plan, and Don Weise suggested that he could assist with the mapping. Mr. Weise also commented that there is almost a complete loop around Highlander Drive with the widening of the shoulders, and if Otterhole to Maple Roads were included, it could make a great 2-mile loop. Chairman Sangle noted that the purpose of the grant project was to incorporate the missing links to connect the trails so that a network of the trails system could be established. He requested that Don Weise work with Doug Ott, Luke Slott, and Bob Jonas on the trails plan to get the project moving forward.

ON GOING BUSINESS

Lakes Committee: Andy Abdul reported on the Lakes Committee meeting from the prior month and distributed a copy of the minutes. He noted that the main discussion at their meeting was the recent re-evaluation in the Township and their opinion that the re-evaluation of the lake front properties was unfair. He reported that the Lakes Committee were requesting that one of the inspectors from the Health Dept., or the new Township Administrator, attend their next meeting on April 16, 2012 to discuss the new lake regulations. Mr. Abdul also reported that Dave Lynch retired as Chairman of the Lake Committee and that Lynn Mandon will temporarily fill the position.

Open Space Subcommittee: Chairman Sangle reported that he, Doug Ott, Luke Slott and Don Weise attended a recent Open Space meeting with the new Recreation Director and a representative from the Land Conservancy. He provided some background information for the attendees at the meeting, and all seemed to agree on the value of their own needs. He reviewed the three properties that the Commission has requested for purchase to complete the Greenway Plan. Following discussion on the properties at the Open Space meeting, Chairman Sangle noted that the focus would be on the property that could connect trails or would provide access to trails if the properties that were part of the Greenbelt were not available for purchase. The Secretary was directed to send a memo to the Township Administrator advising that the Commission understood that she was transitioning into a new position, but requested her involvement at the next scheduled open space meeting. The Commission agreed to make site visits and provide an update on the potential environmental resource value of the properties that the Township has considered for open space purchase.

Environmental Contamination Issues: Tom Tamayne had no new information to report. The Health Dept. currently does not have a Health Officer and no updates have been received.

Green Team – Sustainable Jersey - Anti Idling Draft Resolution: Following discussion on the proposed anti-idling resolution provided by Sustainability Subcommittee Chair Renee Alessio, the Commission concurred on the following:

- The Environmental Commission supports current state law on anti-idling.
- The Environmental Commission was informed that this resolution has been recommended by the Sustainable Jersey program and is required for receiving future credits in the Sustainable Jersey program.
- The Commission understands its role with regard to educational outreach in the community.
- The Commission recommends that this resolution should be forwarded to the Township Council and Township Attorney for review to determine if it is consistent with state regulations on anti-idling prior to consideration for adoption by the Township.
- The Environmental Commission does not have the legal expertise to determine if this resolution is consistent with current state statutes and defers to the Township Attorney on this matter.

Chairman Sangle reiterated to those present at the meeting that the Green Team/Sustainable Subcommittee must bring matters that they seek support or cooperation with to the Environmental Commission prior to approaching other departments, or the Township Council, adding that the chain of command must be followed as had been established.

Tennessee Gas Pipeline: Luke Slot advised that he would report new information on TGP when the Northeast Upgrade plan has been updated.

NEW BUSINESS

Amphibian Crossing on Clinton Road – The Commission concurred that the event must have taken place during the previous month, especially with the warmer late winter weather that we experienced.

MINUTES

The final version of the minutes of the January, February and March 2012 Regular Meetings of the West Milford Environmental Commission were unavailable for approval. Copies of the draft minutes were available upon request.

The following documents were reviewed by the Commission and filed:

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copy of an application, received on February 22, 2012, for a Highlands Applicability and Water Quality Management Plan Consistency Determination received from Conklin Associates on behalf of the Awosting Association for the proposed construction of the “New Awosting Community Clubhouse” on Long Pond Road, Block 4105; Lot 1.
2. Highlands Act Exemption #4, Water Quality Management Plan – Consistent, dated March 23, 2012, from the NJDEP for Esco Products – Lee Steneken, 171 Oak Ridge Road, Block 15901; Lot 7 with regard to renovation of an existing attic into an office space on an existing commercial building, and proposed renovation of an existing bituminous parking area for a total of 29 parking spaces and dumpster pad.
3. Highlands Act Exemption #5, Water Quality Management Plan – Consistent, dated March 7, 2012, from the NJDEP for Joan DeFreest, 195 Awosting Road, Block 4016; Lot 1, regarding the abandonment of a failing septic system and connection to the collection system of the Awosting Sewage Treatment Plant.
4. Highlands Act Exemption #4, Water Quality Management Plan – Not Addressed, dated March 1, 2012, from the NJDEP for CK & Sons, Keith Haarmann, 909-911 Burnt Meadow Rd., Block 6002; Lots 41, 42, & 43, for the installation of a fence, landscaping, and removal of a concrete slab and excess gravel in driveway area for an existing storage and construction equipment site, with an existing residential structure.
5. Notice from the Township of Hardyston, dated March 5, 2012, advising that Hardyston is applying for a Highlands Resource Area Determination and Preservation Area Approval for the rehabilitation of an existing emergency services helicopter landing area for year round and night use, including installation of brick pavers on the take off/landing areas, remotely controlled landing lights and associated apparatus, extending the current driveway, and cutting tree tops for safe helicopter landings. Plans are available in the Hardyston Clerk’s office, 149 Wheatsworth Road, Suite A, Hardyston, NJ 07419.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Authorization for Freshwater Wetlands G.P.25, Water Quality Certification, and Waiver of Transition Area for Access received from the NJDEP, dated February 13, 2012, for Block 17201; Lot 21, Ali Shamsji, 31 Cherry Ridge Road regarding the repair/replacement of a malfunctioning on-site ISSDS.
2. Application copy for a NJDEP Flood Hazard Area Individual Permit and Freshwater Wetlands GP #1 for Structure # 1600255, LaRue Rd over Clinton Brook, Structure #1600460 Westbrook Road over West Brook regarding installation of scour protection at the sites.
3. Application received February 27, 2012 for a NJDEP Modified Freshwater Wetlands GP #2 for installation of New Natural Gas Distribution Mains in Public Rights of Way for the PSE&G Natural Gas Distribution System.
4. Receptor Evaluation Notice and original application received on February 27, 2012 from Petro Science regarding NJDEP Case # 05-02-14-1111-51, Gasgo, Inc., 1850 Route 23, Block 13603; Lot 3 regarding an initial submission for site remediation.
5. Receptor Evaluation and Public Notice Submittal received on February 27, 2012 from BETTS Environmental Services Corporation for Westbrook Friendly Service, 1205 Westbrook Road, Block 10901; Lot 8, regarding site remediation.
6. Notice from the NJDEP dated March 19, 2012, regarding Camp Vacamas – Henion Pond Dam, NJ File No. 22-18, 256 Macopin Road, advising that the Emergency Action Plan (EAP) submitted in August 31, 2012 from Civil Dynamics was acceptable.
7. Flood Hazard Area Individual Permit, dated March 20, 2012 to March 20, 2017, received from the NJDEP for Elizabeth Walsh, 23 Louise Avenue, Block 5301; Lot 37 regarding the replacement of an existing septic system for a single family dwelling.
8. Copy of an NJDEP General Permit #10B application received from Hatch Mott MacDonald on behalf of Passaic County regarding the replacement of Clinton Road over Mossman's Brook (Bridge No. 1600-175).
9. Copy of an application for a Highlands Applicability Determination from E2 Project Management LLC, Rockaway, NJ on behalf of Verizon Wireless – Upper Greenwood Lake, 776 Warwick Tpk., Block 1701; Lot 59, regarding the construction of a 150kw emergency power back-up generator on existing impervious surface.
10. No Further Action Letter, dated March 14, 2012, received for the Estate of William Berkmeier, 67 Lake Park Terrace, Block 4201; Lot 4, regarding the removal of a 275 gallon No. 2 Fuel Oil UST.
11. Private Potable Well Water Analysis, received March 20, 2012 from the NJDEP regarding GPS Enterprises – Old School Pub, 551 Warwick Tpk., Block 703; Lot 3, in the vicinity of SB Petroleum, advising that the water obtained from the well and tested on January 25, 2012 is acceptable for drinking water and other domestic uses.
12. Copy of an application received on March 16, 2012 for a Freshwater Wetlands GP 25 for alteration of a septic system regarding 16 Jenkins Road, Block 1611; Lot 22.
13. Notice from the NJDEP, dated March 1, 2012, that the Upper and Lower Crest Lake Dams, which were found to be in poor condition, have submitted acceptable compliance schedules prepared by Civil Dynamics, with the exception of an Operation and Maintenance Manual for each dam that must be submitted by 12/31/12, as well as the Hazard Classification Study.
14. Copy of a letter to Emil Plunkett, 1 Lambert Road, from Hydrotechnology Consultants, dated March 7, 2012, requesting access to this property, on behalf of Adelo Corporation, for the purpose of conducting Vapor Intrusion Testing due to elevated levels of tetrachloroethene, trichloroethylene and vinyl chloride detected in ground water near this site.
15. Notification of application to the NJDEP from CH2MHILL on behalf of Tennessee Gas Pipeline Co., regarding a Freshwater Wetlands Individual Permit Authorization combined with a Flood Hazard Area Individual Permit for the pipeline construction – Loop 325.

16. Copy of an application for a General Permit #10A, received on March 9, 2012, from Amy Greene Environmental Consultant, for George DeBoer, 22 Madison Avenue, Block 7801; Lot 62, regarding disturbance of a portion of a wetlands transition area for a proposed driveway.

17. No Further Action Letter, dated March 27, 2012, received from the NJDEP for Apshawa School, 140 High Crest Drive, Block 13203; Lot 3 regarding the removal of one 5,000 gallon heating oil #2 underground storage tank.

CORRESPONDENCE

1. Pequannock Post, April 2012, Volume 17, Issue 2.

2. Hudson Essex Passaic Soil Conservation District certification, dated February 8, 2012, for the JORBA- West Milford Pump Track, Lycosky Drive, Block 6002; Lot 28, with expiration 3.5 years from certification date.

3. Notice from ANJEC regarding the NJ Dept. of Agriculture 2012 Invasive Forest Pest Outreach Program, advising that speakers are available for presentations to community organizations by calling John Cambridge, Div. of Plant Industry at 703-472-1175.

PUBLIC COMMENTS

Doris Aaronson reported that the Township Health Director position had been advertised with the League of Municipalities and the Township has yet to locate a qualified candidate. She noted that there was consideration of outsourcing to Sussex County for services. A qualified candidate should have expertise to oversee environmental issues, public health nursing, food and recreational bathing (lake) regulations.

Doris Aaronson also reported that the Health Advisory Board and Sustainable West Milford planned to coordinate their efforts to educate the public on the proper use of fertilizers. She requested that a subcommittee of three, one from Sustainable West Milford, one from the Health Advisory Board, and one from the Environmental Commission, formulate a program on the use of fertilizers and the affect on lake health, adding that this subcommittee could be identified as the Fertilizer Education Subcommittee. Chairman Sangle advised that Andy Abdul would be the Commission's candidate since he is already on the Lakes Committee as a liaison. Ms. Aaronson advised that Sustainable West Milford meets on the 4th Tuesday (?) of the month.

Tim Dalton advised that he would attend the next Greenwood Lake Commission meeting and will report on the progress of the proposed property purchase for their headquarters. A memo was sent from the Commission supporting the proposed purchase and establishment of an office near Greenwood Lake.

Doris Aaronson made some comments on the State Strategic Plan and Chairman Sangle advised her that she had reported on this at the previous Environmental Commission meeting. Ms. Aronson closed by inviting the Commissioners to the Democratic Party meeting the following night to meet some of the School Board candidates at a local restaurant.

ADJOURNMENT

With no further business to come before the Commission, the meeting **adjourned** at **8:57 p.m.** on a **motion** by Tim Dalton with a **second** by Chairman Stephen Sangle.

Approved: July 9, 2012

Respectfully Submitted,

Tonya E. Cubby, Secretary