

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

JUNE 4, 2012

The June 4, 2012 regular meeting of the Township of West Milford Environmental Commission was called to order at **7:40 p.m.** with a reading of the Legal Notice.

ROLL CALL: Present: Andrew Abdul, Gary Oppenheimer, Douglas Ott, Thomas Tamayne, Chairman Stephen Sangle, Alternates Timothy Dalton and Lucas Slott.
Absent: Gillian Hemstead, Don Weise.
Also Present: Robert Jonas, Doris Aaronson.

Alternates Tim Dalton and Lucas Slott were requested to sit in for Gillian Hemstead and Don Weise.

PRESENTATIONS - **Former Stanford Tract, Union Valley Road** - Doris Aaronson and Bob Jonas were present to discuss the acquisition by the Passaic River Coalition of the former Stanford Tract on Union Valley Road and a proposed grant application by Skylands Clean for a trails system. She noted that the funds to purchase the site were provided by Green Acres and Passaic County. Chairman Sangle noted that this acquisition, to be used for open space, represented a lot of potential for the residents of the Township. He noted that there were many wetlands and bogs, but there was a possibility for a great trail system. The Commission reviewed the property from maps provided by Doris Aaronson. Chairman Sangle stated that he had walked the property and there was not much to be done to make it a viable property for passive recreation. The Commission discussed parking, which may be an issue, just as it is with other trails in the Township. Ms. Aaronson suggested that approximately 6 cars could park by Stowaway, and some could access it from Pinecliff Lake. The Commission discussed accessibility of the trails, and Chairman Sangle noted that it could be handicapped accessible with some compaction. Bob Jonas of the NY/NJ Trails Conference commented that the site had various types of environments, including vernal pools and bogs, with no steep slopes. Chairman Sangle noted that the offshoot trails would not be accessible, but the main trails were very accessible, with little obstructions. Ms. Aaronson reported that the work would have to be completed within a year to qualify for a grant they were considering. She noted that, eventually, the trails would connect to Waywayanda and the Appalachian Trail. With regard to the length of trails on the Stanford Tract, Gary Oppenheimer stated that his information from Google indicated that the trail was 1 mile long. It was recommended that Bob Jonas, Luke Slott, Don Weise, and Doug Ott meet with Doris Aaronson and representatives from the PRC to assist with a grant application for establishing a trails network for the site. Ms. Aaronson also reported that since a private, non-profit organization will be applying for a grant (Skylands Clean), they have fewer restrictions in getting grant monies as well as assistance. Chairman Sangle advised that they should concentrate on making the trails more navigable. Ms. Aaronson commented that the NY/NJ Trails Conference would be requested to assist in getting a kiosk with a bench constructed at the site. Chairman Sangle noted that there is an area with a great view of the pond that would be an ideal location for benches and perhaps a picnic area. Gary Oppenheimer suggested that the Omni Day Care be approached for possible parking, with a consideration of leasing it on the weekends when the school is not in session. Mr. Jonas reported that the main concern is ATV use on the trails, and the Commission discussed the matter, with one Commissioner noting that the damage from ATV use did not seem too extensive on the trails at this site. Ms. Aaronson reported that the long-range plan was to replace the dam that was breached by the NJDEP, commenting that the water may have been lowered by 14 inches as a result, affecting a bog turtle habitat that purportedly existed on the site. She has also been in contact with the Biology Dept. at William Paterson University, as well as local WM High School science teacher, Norma Bozenmayer, and there may be assistance available from the students for signage identification of various species, etc. Chairman Sangle advised that volunteers are hard to come by and if an organization such as the NY/NJ Trails Conference is involved, their help will be invaluable. He also noted that the grant money would take care of the basics, but she will need reinforcement from other sources.

APPLICATIONS

MARIA & ERIC SLABAUGH
Bulk Variance #ZB-04-12-08

Block 2702; Lot 17
54 Landing Road; LR Zone

Seeking: Bulk Variance approval for expansion of single family dwelling to increase bedrooms from 1 to 2, with variances requested for lot coverage, and front, side and rear yard setbacks.

The Commission reviewed the above referenced plans and had the following comments: The Commission inquired where the additional run-off from the roof expansion would be directed, as the plans do not appear to address this. There is a concern about stormwater run-off draining into the lake based on the location of the dwelling and the property configuration.

FRANK R. GALELLA

Bulk Variance # ZB-03-12-03

Block 16803; Lot 6
28 Greendale Drive; R-4

Seeking: Bulk Variance approval to construct a 12x14 foot kitchen addition in a single family dwelling, with a variance requested for a rear yard setback where 125' is required and 77' proposed.

Following review of the above referenced application, the Commission had no environmental concerns.

TELECOMMUNICATION APPLICATIONS - None.

GRANT MANAGEMENT AND STATUS REVIEW

604(b) OWTS Onsite Wastewater Treatment Plan Grant: This project has been completed.

2004 Greenwood Lake 319H Grant/2007 Stormwater Implementation 319H Grant: Chairman Sangle reported that the 2004 grant had been completed with the riparian buffer planting project on Lincoln Avenue. With regard to the 2007 Stormwater Implementation Grant, Chairman Sangle advised that there were several projects that Princeton Hydro had been developing with the Township Engineering Dept. and the NJDEP to utilize the remaining grant funds, but we have not received an update as of this meeting.

Recreational Trails Signage Grant: Bob Jonas provided copies of informational signage being prepared, and noted that he needed 500 pieces of aluminum, so he was attempting to get better prices before the signs can be erected. Regarding the roadside signage, he advised that he was working with Gerry Storms from the D.P.W. and the sign installation will depend on their manpower and workload. Chairman Sangle commented that any signage needed for the former Stanford Tract should be coordinated between Doris Aaronson and the Trails Conference to use the same manufacturer, which may result in a better price.

2010 ANJEC Smart Growth Planning Grant - Trails Master Plan: Chairman Sangle advised that the Commissioners should keep track of the time spent doing site visits, reviewing plans, or compiling data for grants since this can be counted towards in-kind services, and Gillian Hemstead reiterated in an email that all time spent doing grant projects should be documented and accounted for. With regard to the Trails Master Plan, Doug Ott reported that he has been unable to get in touch with George White, although he has attempted several times. He will make another attempt to reach him, via phone and email, so that this project can be completed.

ON GOING BUSINESS

Lakes Committee: Andy Abdul advised that he was not present at the prior month's Lakes Committee meeting, but he provided the minutes to the Commission and noted that the Lakes Committee addressed numerous issues at the meeting.

Open Space Subcommittee: Bob Jonas reported that at a recent Open Space meeting, several trails/paths with access to the center of town were discussed, including the Wallisch site, Adelaide Terrace, A&P Shopping Center, and Shop Rite Plaza. Unfortunately, he noted, there are numerous wetlands in these areas, and this was confirmed by Linda Glochinsky of the Land Conservancy. With one location, behind the Wiggins Farm on Union Valley Road, the trail leads directly to a wetlands area and a 1/4 mile boardwalk would have to be constructed, so this was not an option.

Chairman Sangle also reported that no new Open Space meetings were planned at this time.

Environmental Contamination Issues: Following discussion of a notice listed on the agenda, the Commission requested that a memo be sent to the Township Administrator regarding the attempts by HCI to gain access to certain properties near the Adelo Corporation off of Union Valley Road to conduct vapor intrusion testing. A Commissioner noted that some residents may be fearful of having their homes tested since it would affect the value of their homes. The Commission observed that the ascribed process has been followed

with regard to notifying the residents, which is the responsibility of the company contracted to complete the contamination remediation, but Chairman Sangle commented that it should not wait another month. The Commission discussed preparing an article for the local newspaper, posting it on the website, and one member suggested doing a “you tube video.” Tom Tamayne advised that he would contact Sue Muhaw, Health Inspector, to see what the Health Dept. can do to follow up on this. The Secretary noted that the Health Dept. is provided with copies of the same notices that the Commission receives.

Green Team–Sustainable Jersey: Chairman Sangle reported that he met with several of the Commissioners, as well as Sustainable West Milford/Green Team and Lakes Committee representatives to discuss the proposed soil testing grant from sustainable Jersey. Gary Oppenheimer noted that the soil testing kits would be purchased through Rutgers Cooperative Extension Services. A Commissioner commented that the local newspapers reported that the Lakes Committee was positive about the proposed grant project. Tom Tamayne reported that the subcommittee will meet to prepare the grant application, if approved by the Township, which will allow them to fund the purchase of the soil testing kits and hire a specialist to compile the data and prepare a report. The subcommittee will also conduct a survey of lakefront property owners and their current fertilizer use, with a follow up after the results have been compiled to determine if the property owners reduce their fertilizer use based on the results of the soil tests.

The Environmental Commission voted unanimously to forward the grant application to the Township Council for consideration for submission. The Secretary noted that the draft grant package had been forwarded to the Township Council for review. Andy Abdul was designated to coordinate the dissemination of the soil testing kits with the Lakes Committee, should the grant be awarded. Mr. Tamayne advised that the grant is structured so that only half of the funds are provided initially, and the main expense in Spring 2013 will be to purchase the kits in the proposed amount of \$10,000. Chairman Sangle suggested that the Lakes Committee might be able to contribute to the purchase. Mr. Tamayne observed that since the kits will be purchased through Rutgers, a purchase order may be used, and the Secretary advised that all the monies would have to be available in the Township budget for a purchase order to be encumbered. Chairman Sangle commented that he would assist in getting the funds available for the kits. Luke Slott suggested that residences across from the lakefront houses be included in the testing.

With regard to the Sustainable Jersey program, Tim Dalton reported that a recent list has been received regarding the “Green Fleet”, and he noted that a lot of the information has been removed, so a new list has been requested and he will update the Commission following review.

Tennessee Gas Pipeline: Luke Slott reported that FERC has approved the last section of the Northeast Upgrade project for the gas line.

NEW BUSINESS

- It was reported that the anti-idling resolution, required by the Sustainable Jersey program, has been provided to the Township Council for review and comment.
- The Commission was advised that an amendment to the aquifer testing ordinance was on the Township Council agenda for consideration. Copies had been provided to the Commission.
- Chairman Sangle inquired whether there was an update to the Streetscape Project, and requested that a memo be sent to the Township Administrator and Planning Board making an inquiry, noting that the Commission requests an update.
- The Commission was invited to a Green Streets program with Passaic County. No one from the Commission was available to attend.

MINUTES

The final version of the minutes of the April and May 2012 Regular Meetings of the West Milford Environmental Commission were unavailable for approval but were available in draft form upon request.

The following documents were reviewed by the Commission and filed:

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copy of an application received May 25, 2012 for a Highlands Applicability Determination and Water Quality Management Plan from Surjit Singh, 555 Warwick Tpk., Block 703; Lot 3 for the purpose of demolishing an existing structure which houses 3 service bays, and construction of a new building for a

convenience store, as well as installation of 5 additional gas pumps for a total of 9 filling stations, as well as construction of a canopy over the gas pumps.

2. Notice of an addendum to an application being made to the NJDEP for a Highlands Applicability Determination, received from E2 Project Management LLC, dated May 29, 2012, for NYSMSA-Verizon Wireless-Upper Greenwood Lake GenSet, 776 Warwick Tpk., Block 1701; Lot 59, for the purpose of installing a new 150kw emergency back-up generator on a section of existing asphalt parking lot, with the removal of the asphalt and installation of a 65 s.f. concrete pad for the generator. No new impervious surface is proposed or required.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Notice to Lake Arcadia Association from the NJDEP, dated May 14, 2012, regarding the Lake Arcadia Dams No. 1 & 2 and Saddle Dikes, advising that the dams are currently in poor condition because critical studies (hydraulic, hydraulic studies, and Dam Breach Analysis) are necessary. Lake Arcadia Association is required to have necessary studies performed by a licensed engineer, as well as plans prepared for implementation of the recommended repairs in the November 19, 2011 report.

2. Notice dated May 8, 2012 from PK Environmental regarding an application to the NJDEP for a Flood Hazard Area Verification for Inserra West Milford LLC, Block 6303; Lot 12, 47 Marshall Hill Road, regarding proposed construction of a single family dwelling.

3. Notice received from the NJDEP to the Gordon Lakes POA, dated May 18, 2012, regarding the Gordon Lakes Dam, NJDEP File #22-74, advising that the DEP is accepting applications under the Dam Restoration Loan Program for low interest loans to assist local government units, private lake associations, and owners of private dams for dam restoration projects. Loan applications must be received by August 17, 2012. Further details are available at www.state.nj.us/dep/damsafety/engineer.htm. This notice also included a request for updated information about the status of the dam as well as contact information.

4. Information from HCI (Hydrotechnology Consultants, Inc) received May 7, 2012 regarding the site remediation for Adelo Corporation, Block 3603; Lot 7, including public notification and outreach form, public notification fact sheet, public notification letter, copy of newspaper notification as part of the Site Remediation and Reform Act.

CORRESPONDENCE

1. Invitation from the County of Passaic Planning Department, dated May 23, 2012, regarding a 2 day Green Streets Workshop on June 11 and 12, 2012 at the Passaic County Public Safety Academy, presented by the USEPA and HDR Engineering. The June 11, 2012 workshop will include Green Streets 101 and is applicable to community members, elected officials, engineers, planners and residents. The second day will explore potential pilot projects, including one on Greenwood Lake Turnpike.

2. Notification from Passaic County, dated May 23, 2012, advising that they will honored by New Jersey Future with a New Jersey Future Smart Growth Award for the County's Morris Canal Greenway Feasibility Study. The study was part of a plan adopted in October 2011 as an element of the Passaic County Master Plan, and includes a proposed greenway route along the former Morris Canal that spans 25.67 miles in 6 municipalities. The Morris Canal Greenway can be found on www.passaiccountynj.org/Morris-Canal-Greenway-Study.

PUBLIC COMMENTS

No one present wished to address the Commission.

ADJOURNMENT

With no further business to come before the Commission, the Regular Meeting of June 4, 2012 was **adjourned** at **9:05 p.m.** on a **motion** by Gary Oppenheimer and a **second** by Douglas Ott.

Approved: September 10, 2012

Respectfully submitted,

Tonya E. Cubby, Secretary