

Township of West Milford
ENVIRONMENTAL COMMISSION
AGENDA
June 6, 2016
7:30 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 meeting of the West Milford Environmental Commission of Passaic County, New Jersey was sent to 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 and on the Township's website. The Main Meeting Room is ADA accessible; special needs may be accommodated by contacting the Planning Department at (973) 728-2798. Please take note of the Fire Exits located in this room in the event of an emergency.

ROLL CALL

Regular Members: Andrew Abdul, Tim Dalton, Gary Oppenheimer, Douglas Ott, Thomas Tamayne, Don Weise, Chairman Stephen Sangle.

Alternate Members: Alt #1 Jennifer Easterbrook, Alt #2 Jim Rogers.

PRESENTATIONS - None.

APPLICATIONS FOR REVIEW

JOSEPH FONTANA

Use Variance #ZB-04-16-05

Block 3401, 3406; Lots 21, 23
165 Lakeside Road; R-2 Zone

Seeking: Use Variance approval for the expansion of a pre-existing non-conforming use to construct 18 residential units at a former motel.

GREENWOOD LAKE SERVICES

Use Variance with Preliminary & Final Site Plan #ZB-04-16-06

Block 3101; Lot 9
341 Lakeside Road; R-4 Zone

Seeking: Use Variance and Preliminary & Final Site Plan approval for a proposed boat maintenance garage and associated improvements to the Sportsman Marina that also contains a single family residence. The Use Variance is required for a use that is not permitted and an expansion of a pre-existing non-conforming use. The site plan proposes a total building coverage of 6,367 sf, 14 parking spaces are proposed, and impervious coverage will be increased from 37,049 sf to 41,525 sf.

MICHAEL SHINKAROVSKY

Bulk Variance #ZB-05-16-09

Block 2012; Lot 1
470 Lakeshore Drive; LR Zone

Seeking: Bulk Variance approval to construct a 20.75' x 24' garage on a residential property that fronts on three Township roads, where side or rear yard is required.

STANLEY WALCZAK

Bulk Variance #ZB-05-16-11

Block 11104; 4
1023 Westbrook Road; R-3 Zone

Seeking: Bulk Variance approval for the prior construction of a 9' x 12' tree house on a 20' x 20' deck elevated 12' between 4 trees in the front yard, where the side or rear yard is required.

PAUL GUGLIELMO
Bulk Variance #ZB-05-16-08
Block 2601; Lot 11
125 Point Breeze Drive; LR Zone

Seeking: Seeking: Bulk Variance approval for the removal of an accessory garage and the construction of a new attached garage, with bulk variances required for front yard setback, where 40' is required, 34' exists, and 10' is proposed, and lot coverage where 10% maximum is permitted, 9.92% exists, and 17.47% is proposed.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL \$620,197.00 Reforestation Grant Project: Update by Ron Farr.

ON GOING BUSINESS

- Shade Tree Commission:** Update.
- Lakes Committee:** Report.
- Greenwood Lake Bi-State Commission:** Report.
- Open Space Committee:** Update.
- Environmental Contamination Issues:** Report.
- Green Team–Sustainability Committee:** Report.
- Belchers Creek Testing Project:** Update - Andy Abdul.

NEW OR CURRENT BUSINESS -

MINUTES

Approval of Minutes of the Regular Meetings of the West Milford Environmental Commission.

CORRESPONDENCE RECEIVED:

Highlands Water Protection and Planning Act Correspondence

1. Highlands Resource Area Determination application, dated 05-05-16, received from Randa Investments LLC regarding 1463 Union Valley Road for cutting or clearing of trees and vegetation, placement of pavement or other impervious surface, placement of one or more buildings or other structures.

NJ Department of Environmental Protection Correspondence

1. Notification from the NJDEP Bureau of Dam Safety & Flood Control, dated April 27, 2016, regarding Nosenzo Pond Dam (NJDEP File #22-241), advising that the Inspection Report submitted on April 7, 2016 found the dam to be in Satisfactory Condition, with maintenance and repairs, as well as Operation and Maintenance Manual and the Emergency Action Plan, to be completed by July 31, 2016.
2. Public Notification and Outreach Form and Classification Exception Area/Well Restriction Area Fact Sheet Form and Receptor Evaluation Form, dated April 29, 2016, received from Leidos regarding the former Texaco Station aka Towne Center, 1457 (1463) Union Valley Road, Block 7601; Lot 2.
3. Notification and Public Outreach with Fact Sheet received from Geo-Enviro Consulting & Remediation LLC, dated April 3, 2016, regarding SBP Gas Station, 555 Warwick Tpk, Block 703; Lot 3, NJDEP Case #95-11-14-1023-32, providing an update for the on-going environmental and remedial investigations for soil and groundwater contamination identified at the site.
4. Copy of a Treatment Works Approval application notification, dated May 5, 2016, received from McKittrick Engineering regarding Block 11001; Lot 12 for the construction of a septic system that is not in conformance with N.J.A.C., 7:9A et seq. – the distance from a water course is less than 50 feet.

5. Copy of a Treatment Works Approval application notification , dated May 4, 2016, received from Houser Engineering LLC, regarding Greenwood Lake Services LLC, 322, 330, 341 Lakeside Road, Block 3107; Lots 1 & 2 and Block 3101; Lot 9 for the construction of an on-site wastewater treatment and disposal system alteration.
6. NJDEP No Further Action letter, dated May 5, 2016, for the removal of a 550 gal UGST at 5 Charcoal Road, Block 15201; Lot 26, Green Pond Bible Chapel.
7. NJDEP No Further Action letter, dated May 5, 2016, for the removal of a 550 gal UGST at 20 Post Place, Block 15401; Lot 17.
8. Suspected Hazardous Substance Discharge Notification, dated May 5, 2016, NJDEP Case #16-05-04-0935-40 regarding receipt of verbal notification of a possible discharge of a hazardous substance at Clinton Road/Warwick Tpk. Substance released was natural gas venting in the area by NJ Natural Gas Co.
9. Suspected Hazardous Substance Discharge Notification, dated April 20, 2016, NJDEP Case #16-04-19-1248-03 regarding receipt of verbal notification of a possible discharge of a hazardous substance at 176 Morsetown Road. This incident was related to the removal of a 1000 gal UGST with remediation pending.
10. Public notification received from Environmental & Geotechnical Services, dated May 5, 2016, regarding the submission of a groundwater Classification Exemption Area for Service Concrete/Oak Ridge Road Assoc LLC at 173 Oak Ridge Road, Block 15901; Lots 5 & 13 with respect to recent groundwater samples indicating concentrations of lead, tetrachloroethylene (PCE), (VO-TICs) and (SVO TICs) that are above the applicable NJDEP Ground Water Quality Standards.
11. Notification from LAN Assoc, dated May 16, 2016, of additional document submissions to the NJDEP regarding the remediation at the West Milford Board of Education Transportation Depot, NJDEP #PI032446.
12. Copy of a Freshwater Wetlands General Permit #17, #1615-15-0026.1, dated May 11, 2016, authorizing the disturbance of 200 s.f. for the replacement of pre-existing footbridge over the Wanaque River within Block 4502; Lot 2 (Long Pond Ironworks).
13. Potable Well Analyses, dated May 19, 2016, received from BETTS Environmental regarding the Westbrook Friendly Service at 1205 Westbrook Road, Block 10901; Lot 8 and results of analyses conducted at 1204 Westbrook Road, Block 5101; Lot 2, which indicates that none of the compounds were detected in the potable well sample from 1204 Westbrook Road, and the contamination has not migrated to this property.
14. Notification of approval, with conditions, from the NJDEP, dated May 19, 2016, regarding the Henion Pond Dam, NJ File #22-18, referencing the proposed interim repair work outlined in a letter by Civil Dynamics, and advising that all work performed must be completed by May 31, 2016.
15. No Further Action notification from the NJDEP, dated May 18, 2016, for the removal of three 275 gal heating oil UGST for 39 Wayside Road, Block 811; Lot 3, and advising that all monitoring wells should be properly decommissioned.
16. CEA/WRA Fact sheet Form, dated May 22, 2016 received from CVCC Envirotech Consultants LLC regarding 3023 Rt. 23 LLC (aka Pazak Service Station), Block 16001; Lot 9, indicating that benzene was "Non Detect" in concentration.
17. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding the Upper and Lower Crest Lake Dams (#22-333, #22-334), advising that the conceptual design for the Upper Crest Lake Dam by raising the crest by 2.2 ft., rebuilding the primary spillway weir to original with training walls to support embankment raise, and constructing gabions to protect the downstream channel is acceptable to bring it into compliance with dam safety standards, with a permit required. The Lower Crest Lake Dam conceptual design raising the crest by 2.1 ft., widening the primary spillway weir, constructing training walls to support embankment raise, and constructing gabions to protect downstream channel is acceptable to bring the dam into compliance, with permits required prior to modifications commencing. Several additional conditions were noted.

18. Notification from the NJDEP Bureau of Dam Safety, dated May 25, 2016, regarding Henion Pond Dam, NJ File # 22-18, advising that the dam was found to be in unsatisfactory condition, with maintenance and construction required. Also advising that the Emergency Action plan must be updated by June 15, 2016, with construction to start no later than September 30, 2017, and the next regular inspection to be performed by March 16, 2018. With regard to the request for a 6" increase in the lake level during the summer season, the Bureau of Dam Safety is permitting installation of one six inch high stop log in each spillway section from May 25, 2016 to September 15, 2016, provided that all the conditions outlined in the May 6, 2016 correspondence from Civil Dynamics are met, along with quarterly updates starting July 1, 2016.

19. Copy of correspondence from Ferriero Engineering dated June 1, 2016 to the NJDEP regarding revised plans for the Special Activity Transition Area Waiver for Redevelopment for Nosenzo Pond Park, Block 9302; Lot 16.

20. GP 25 received from the NJDEP, dated May 11, 2016, received for Schaper, 41 West Shore Road, Block 5708; Lot 28, for a malfunctioning septic system.

Miscellaneous Correspondence Received/Sent

1. Legal Notice of the Planning Board of the Borough of Bloomingdale advising of a Public Hearing on an Amendment to the Borough of Bloomingdale Re-Examination of the Master Plan – relating to the Meer Tract and Tilcon Quarry, Blocks 105; Lots 14 & 84, and the promotion of the provision of affordable housing and future economic development in the Borough.

2. Orange & Rockland Utilities notification, dated May 2016, advising of the Nelson Tree Service performing preventative maintenance to vegetation in proximity to the overhead electrical conductors.

3. HEPSCD certification of the soil erosion and sediment control plan, dated April 1, 2016, received from Guzhva, 21 Northwood Drive, Block 13203; Lot 32 in relation to a Stop Work Order issued on 10-18-15 for soil movement and improvements totally 0.31 acres to be disturbed on a 0.71 acre site.

4. HEPSCD certification of the soil erosion and sediment control plan, dated April 11, 2016, received from Greenwood - Crest Lake Improvements, 50 Crest Lake Drive, Block 16703; Lot 16 for soil movement activities totaling 0.413 acres on a 1.107 acre site.

PUBLIC COMMENTS -

ADJOURNMENT -