

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

JULY 7, 2014

The July 7, 2014 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:33 p.m. with a reading of the Legal Notice.

ROLL CALL

Present: Andrew Abdul, Tim Dalton, Gary Oppenheimer (7:39), Douglas Ott, Alternate 1 Jennifer Easterbrook, Alternate 2 Lucas Slott, Chairman Stephen Sangle.

Absent: Thomas Tamayne, Don Weise.

Also Present: David Hallowell, Paul Sullivan, Clint Smith, Doris Aaronson.

Chairman Stephen Sangle requested that Jennifer Easterbrook and Luke Slott sit in for the absent Commissioners. He advised that a quorum was present to conduct this meeting.

PRESENTATIONS – None.

APPLICATIONS FOR REVIEW

JOHN P. CLARKE II

Bulk Variance ZB-05-14-05

Block 10301; Lot 5

147 Maple Road; R-4

Seeking: Bulk Variance approvals for front yard, side yard, and rear yard setbacks for an addition to an existing single-family dwelling including 2 new bedrooms, living space, and attached garage.

Following review of the application for Clarke, 147 Maple Road, the Environmental Commission made the following comments: 1. The Commission requested that the applicant address drainage and stormwater runoff from the addition to prevent stormwater draining to adjacent property; 2. The Commission suggested the applicant consider using rain barrels for stormwater runoff.

DAVID & LUCRETIA KNEPPEL

Use Variance ZB-05-14-08

Block 12306; Lot 3

10 Crescent Road; LR Zone

Seeking: Use Variance approval to permit a two family use, on property that includes a primary residence and a garage/apartment in the Lake Residential Zone.

Following review of the application for Kneppel, 10 Crescent Road, the Environmental Commission made the following comments: 1. The Use Variance matter was not within the Environmental Commission's jurisdiction, and the Commission could only comment on environmental concerns; 2. The Health Dept. should determine if the septic system is sufficient for additional bedroom or a two family residence; 3. The Health Dept. should determine if the well is adequate for the additional use that is proposed for a two family residence; 4. The two family status was a Zoning matter.

GRANT MANAGEMENT AND STATUS REVIEW

2007 GWL NPS 319(h) Grant: No update on the final report from Princeton Hydro.

NJDEP \$3000. Green Communities Grant for Community Forestry Management Plan: Ron Farr, Certified Forester, was not present to provide an update. Doug Ott advised that there were no Planning Board issues with the document before it was forwarded to the Township Council for review and approval.

NJDEP NNL Reforestation Grant - \$620,197.00: Ron Farr, Certified Forester, was not present to provide an update.

2010 ANJEC Smart Growth Planning Grant - Trails Master Plan: Chairman Sangle reported that a public meeting would be scheduled for the August 4, 2014 Environmental Commission meeting, and the

Secretary would advertise the hearing on this matter. Chairman Sangle requested that Kerry Miller and Joanna Slagle be invited to attend the meeting.

ON GOING BUSINESS

Lakes Committee: Andy Abdul distributed the June 2014 minutes from the Lakes Committee meeting. He reported that a presentation by Larry Kovar of Aquatic Analysis was held regarding weed control in the lakes, including a discussion on algae control and management. Chairman Sangle commented that he was a former environmental officer for Pinecliff Lake and understands that the health of a lake requires achieving a harmonious balance, and when weeds are killed, they emit nutrients that create more algae. Mr. Abdul noted that the presenter inquired what the Lakes Committee expected to achieve, and most concurred that the lakes were valued primarily for swimming and fishing. Tim Dalton commented that the National Lakes Assessment could provide useful info, but it could be a large project to undertake; Chairman Sangle noted that it could offer a good baseline for data. Chairman Sangle also raised the possibility of a grant project to test various sites on Greenwood Lake and Belchers Creek to compare data from 7 years ago. Gary Oppenheimer noted that Greenwood Lake was not sampled at that time. Doug Ott commented that the testing that was completed on Belchers Creek was for fecal coliform. The Commission discussed various conditions that could affect the data, including weather conditions. Chairman Sangle noted that during heavy rain events, residents use sump pumps and the sewer plants cannot handle the additional volume, so it is released into the streams and creeks. Mr. Abdul suggested that the testing could be done for phosphorous, nitrates and suspended solids, which would not be difficult to accomplish. Chairman Sangle requested Mr. Abdul research the cost for the test kits, and Mr. Oppenheimer suggested contacting the Pequannock River Coalition.

GWL Bi-State Commission: Andy Abdul reported that the Bi-State Commission inquired when testing of Greenwood Lake and Belchers Creek would be accomplished, and he advised them that Fred Lubnow of Princeton Hydro would be researching grant opportunities for testing the lake and creek. The GWL Commission noted that testing would have to be completed by people with the proper qualifications and experience, and Mr. Abdul advised them that if trained properly, members of the Environmental Commission and other volunteers could assist in the sampling. Chairman Sangle suggested that the Sustainable Subcommittee may be able to assist with the project. Jennifer Easterbrook noted that she had contact information for one of the staff with the NY/NJ Trail Conference. She also observed that there was testing being conducted in New York regarding aquatic and invasive species (zebra mussels), and suggested the EC could model their procedures on the New York practices. Mr. Abdul advised that the marina owners were generally not in favor of washing boats before and after entering the lake. Paul Sullivan, Passaic County's representative to the Greenwood Lake Commission, was present and commented that washing boats before entering Lake George, NY was strictly enforced, and all the water had to be accounted for by boat owners. Mr. Sullivan acknowledged that, as Passaic County's rep on the GWL Comm., he was getting educated on various issues, and he looked forward to working with the EC and the local designees on the GWL Commission. He did not believe that the source of the excess nutrients came from one location or that it was just from sewer plants, but from a combination of sources. Chairman Sangle noted that some sewer plants operate more efficiently than others, adding that when they tested in the past, they tested locations on Belcher Creek, as well as by the Awosting Sewer Plant and stormwater pipes entering into Belchers Creek. With regard to individual septic systems, Chairman Sangle observed that as houses get sold, new systems are being installed or repaired, and the problem may be solved on its own. Mr. Sullivan commented that a malfunctioning septic system from a house was equivalent to droppings from 4 Canadian geese in just one day, adding that they have employed various measures to try to reduce the number of geese around the lake. Doris Aaronson commented that strobe lights were effective in discouraging the geese. The Commission discussed hosting a presentation on land and aquatic invasive species that would include the Lakes Committee and general public.

Open Space Committee: Chairman Sangle reported that through the efforts of the Mayor and the Land Conservancy, \$64,000. was awarded towards the purchase of the Weaver Road property as an open space acquisition. This purchase will be largely reliant on the purchase of two other parcels that are being negotiated for. Chairman Sangle thanked the Mayor and Township Council for their efforts and for moving forward on this vital acquisition for open space.

Environmental Contamination Issues: Tom Tamayne was absent and no report was available.

Green Team–Sustainable Subcommittee: Jennifer Easterbrook, Chairperson of the Green Team/Sustainable Subcommittee, reported that 415 points were submitted to Sustainable Jersey for the Township’s re-certification at the Silver Level. The Animal and Wildlife resolutions were to be provided to the Township Council at the July 16, 2014 meeting for review, and Renee Alessio, former Green Team Chair, was following up on the Mayor’s Wellness Campaign. Luke Slott commented that the Planning Board attorney had some issues with the Sustainable Land Use Pledge, and Chairman Sangle noted that he could understand the Board’s legal counsel having reservations about the pledge. Ms. Easterbrook remarked that it was one of the most difficult pledges to get adopted by municipalities. Mr. Slott reported that he had spoken to the Mayor regarding a Water Conservation Ordinance, and she advised that it should be presented to the Township Council for discussion. Chairman Sangle noted that adoption of resolutions and ordinances were just one step, but enforcement was difficult. Ms. Easterbrook stated that this has been a learning experience, and will be more aware for the next re-certification, but they were attempting to get as many attainable items that they could into Sustainable Jersey for re-certification. She reported that the Buy Fresh – Buy Local was the current focus of their efforts, and Chairman Sangle suggested that the Green Team get the local Chamber of Commerce involved with this effort. He also suggested that the Chamber be approached for sponsoring brochures. Ms. Easterbrook reviewed the timeline for the Sustainable Jersey re-certification, noting the other deadlines of Sept. 14, 2014 and Nov. 23, 2014. The Commission discussed various ideas with regard to increasing recycling in the Township.

NEW OR CURRENT BUSINESS

Autumn Lights Festival - Jennifer Easterbrook reported that a Green Fair would be held at the ALF. Tim Dalton and Jennifer Easterbrook will coordinate the ALF activities for the Environmental Commission and the Green Team/Sustainable Subcommittee. The Secretary would reserve two spaces for the festival.

MINUTES

The Minutes for March 3, 2014 Environmental Commission meeting were **unanimously approved** on a **motion** by Chairman Stephen Sangle, with a **second** by Tim Dalton, with a correction to a reference to the “Trail” Conference.

CORRESPONDENCE RECEIVED – *The following correspondence documents were reviewed by the Environmental Commission and filed:*

Highlands Water Protection And Planning Act Correspondence

1. Notice from Ferriero Engineering, dated May 27, 2014, on behalf of the Township of West Milford, advising of an application for a Highlands Exemption for 30 Lycosky Drive, Block 6002; Lot 28.01.

NJ Department of Environmental Protection Correspondence

1. No Further Action and Covenant Not To Sue notice, dated June 9, 2014, received for 13 Mary Street, Block 11001; Lot 14, regarding the removal of a 550 gallon #2 H.O. UGST.
2. No Further Action and Covenant Not To Sue notice, dated June 12, 2014, received for 37 Oak Drive, Block 16302; Lot 13, regarding the removal of a 550 gallon #2 H.O. UGST.
3. Public Notification and Community Outreach notice, dated June 10, 2014, received from HCI, regarding Adelo Corporation, 2019 Greenwood Lake Tpk, Block 3603; Lot 7, providing an update of the environmental contamination remedial investigation phase, prompted by the presence of volatile organic compounds (VOC’s) in the groundwater. Investigation activities completed to date include soil investigation, groundwater investigation of the shallow and intermediate zones, and vapor intrusion investigation of the subject and surrounding properties.
4. Classification Exception Area/Well Restriction Area (CEA/WRA) Fact Sheet, received June 3, 2014, from GES-Groundwater and Environmental Services, dated 04-30-14, regarding the Shell Service Station, Newfoundland, NJ #9527, Block 14604; Lot 1, Case Tracking #95-03-31-1421, 004714.
5. Public Notification and Outreach Notice, dated June 3, 2014, from Applied Service Corp., on behalf of the Bakker Residence, 13 Homestead Rd., Block 2709; Lot 5, regarding investigation and/or clean up of

environmental contamination prompted by the presence of chemical constituents associated with gasoline found in the soil and ground water.

6. Request for Access for Potable Well Testing, dated June 4, 2014, received from Applied Service Corp., sent to various property owners, regarding 13 Homestead Road, NJDEP Incident # 14-05-20-1556-20.
7. Freshwater Wetlands Letter of Interpretation Line Verification notice received from the NJDEP, dated June 24, 2014 regarding Chelsea at Bald Eagle, Block 5310; Lot 1.

Miscellaneous Correspondence Received/Sent

1. HEPSCD certification of soil erosion and sediment control plan, dated May 28, 2014, regarding Aiello East Shore Wetlands Mitigation: Revised as per Alternate Plan A, for property at 828 East Shore Road, Block 4402; Lot 1, certifying the plan through August 4, 2014.
2. HEPSCD certification of soil erosion and sediment control plan, dated May 6, 2014, regarding Lanza Flanders 2 SFD at 27 & 33 Flanders Road, Blocks 2707 & 2708; Lots 1 & 3, certifying the plan through November 6, 2017.
3. Notice from the Borough of Bloomingdale Planning Board, dated June 6, 2014, regarding a public meeting on Thursday, June 19, 2014 at 7:30 pm to consider the Periodic Re-Examination of the Master Plan relating to the Meer Tract and Tilcon Quarry.
4. Notice of a scheduled Public Hearing from the Town of Tuxedo regarding the Introductory Local Law #2 of 2014 entitled "Gaming Overlay District," which would create a gaming overlay zoning district to allow a gaming facility and related resort development in Tuxedo, NY, to be held on June 23, 2014 at 7:30 pm at the George F. Baker High School, One Tornado Drive, Tuxedo, NY.
5. Notice from the Passaic County Planning Department advising of a Public Hearing on amendments to the Corridor Enhancement Program to be held on July 22, 2014 at the Prospect Park Municipal Building, 106 Brown Avenue, Prospect Park, NJ at 5:30 pm. These amendments, recommended by the Passaic County Planning Board, would extend the corridor program to all County roads.
6. Notice from the Borough of Bloomingdale regarding a minor subdivision, preliminary & final site plan with bulk variances to combine three lots into two lots for the purpose of constructing a single family dwelling at 291 Macopin Road, in a restricted slope area, located in the R-20 (single family, 1/2 acre) and M-1 (Light Manufacturing) Zone, with a public hearing to be held at the Bloomingdale Planning Board meeting on July 17, 2014 at 7:30 at the Bloomingdale Borough Hall.
7. Notification from the Passaic County Planning Dept., dated June 24, 2014, regarding the Site Plan for the new West Milford Public Library, Block 7903; Lots 13 – 16, 1470 Union Valley Road, advising that additional information is required for review prior to issuance of site plan approval.

PUBLIC COMMENTS – Doris Aaronson reported that Skylands Clean and the Passaic River Coalition were looking into doing an environmental treasure hunt and asked if the Commission wanted to be involved. Chairman Sangle noted that the Commissioners are committed to a number of other projects and volunteer endeavors, and most members have limited time available.

ADJOURNMENT

With no further business to come before the Environmental Commission, the July 7, 2014 meeting was **adjourned** at **9:03 p.m.** on a **motion** by Tim Dalton and a **second** by Gary Oppenheimer.

Approved: November 3, 2014

Respectfully submitted,

Tonya E. Cubby, Secretary