

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

August 1, 2016

The August 1, 2016 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:38 p.m. with a reading of the Legal Notice.

ROLL CALL

Present: Andrew Abdul, Tim Dalton, Douglas Ott, Thomas Tamayne, Alt. #1 Dave Ofshinsky, Chairman Stephen Sangle.

Absent: Jim Rogers, Don Weise, Alt. #2 Clint Smith.

Chairman Sangle advised that Clint Smith was recently appointed to the Commission to fill the Alternate # 2 position. He further advised that there was a quorum for this meeting.

PRESENTATIONS – None.

APPLICATIONS FOR REVIEW

Environmental Impact Statement Review:

NEWARK WATER & SEWER AUTHORITY

Preliminary & Final Site Plan W Conditional Use & Bulk Variances #PB-06-16-02

Block 14102; Lot 1

Route 23 North; R-4 Zone

Seeking: Preliminary and Final Site Plan approval with Conditional Use and Bulk Variances for the construction of a new Residuals Treatment Facility, including a 1680 SF building and a 40 FT diameter above grade tank for the purpose of processing treatment residuals.

The Environmental Commission reviewed the above referenced application and a copy of the preliminary and final site plan prepared by Hatch Mott MacDonald dated May 16, 2016, as well as the Environmental and Community Impact Statement prepared by Hatch Mott MacDonald dated May 2016. After careful review, the Environmental Commission concurred that the residual treatment facility proposed by Newark Water & Sewer Authority is a major improvement over the non-sustainable sludge lagoon, which is at full capacity. The Commission advised that there did not appear to be any environmental concerns based on the information provided in the EIS, or in the documents provided with the preliminary and final site plan application.

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 proposed use that is not permitted and for an expansion of a pre-existing non-conforming use. The site plan proposes a total building coverage of 6,367 sf., with 14 parking spaces proposed, and impervious coverage will be increased from 37,049 sf. to 41,525 sf. in the R-4 Zone.

The Environmental Commission reviewed the above referenced application and copy of the preliminary and final site plan prepared by Houser Engineering dated June 13, 2016. During their review the Environmental Commission commented on the increase in impervious surface, but also noted the proposed holding tanks for stormwater runoff from the garage roof. They advised that there did not appear to be any proposal for containment of contaminants or fluids resulting from the boat maintenance. The Commission requested that the applicant clarify to the Board of Adjustment the following:

- what method is proposed for catching and containing the petroleum products and other fluids associated with the boat maintenance?
- will there be floor drains installed?
- is an oil/water separation system proposed?

DANIEL LOMBARDO

Bulk Variance #ZB-06-16-12

Block 8401; Lot 15

1663 Macopin Road; R-2 Zone

Seeking: The removal of a 10 x 12 shed and the construction of a new 12 x 16 shed, with bulk variance requested for a side yard setback where 30 ft. is required and 5.1 ft. is proposed in the R-2 Zone.

The Environmental Commission reviewed the above referenced application and copy of the Boundary Survey prepared by Ampol Surveying dated 06/13/15. The Commission advised that there were no apparent environmental concerns with the proposed shed.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL \$620,197.00 Reforestation Grant Project: Chairman Sangle advised that Ron Farr would not be attending the meeting, but reported via email that the Township Attorney will most likely reject the latest bids for this project. Tim Dalton noted that he received a copy of the bids and scoring criteria from Mr. Farr and the Forestry Committee needed to conduct an evaluation of the criteria involved with the scoring. Chairman Sangle inquired whether any of the bids received were under the bid threshold. Mr. Dalton advised that they were not. He further noted that the criteria for scoring the bids included 35% for experience, 15% for proximity and references, and 50% for cost. The following bids were received: Ascape, Blauvelt NY - \$692,780; Boulder Tree Service, Hackensack, NJ - \$351,560.; Aspen Landscaping, Union, NJ - \$750,684.; Fullerton, Kenil, NJ - \$590,943.; Kevin Downes, Hawthorne, NJ - \$658,500. After review and formal rejection of the bids by the Township, the bid documents would be prepared for another round of bidding.

ON GOING BUSINESS

Lakes Committee & Greenwood Lake Bi-State Commission Greenwood Lake Bi-State Commission: Andy Abdul reported that the Lakes Committee hosted a recycling presentation by Dave Stires, the Township Recycling Coordinator, which was very informative. There was no meeting of the Greenwood Lake Commission for the month of July.

Open Space Committee: There was nothing to report on open space at the current time.

Environmental Contamination Issues: Commissioner Tom Tamayne reported that he received several contamination notifications from the Health Officer and Commission's Secretary which are listed on the agenda under correspondence. Chairman Sangle advised Mr. Tamayne to reach out to the new Health Officer and set up a meeting with him.

Green Team-Sustainable Subcommittee-Autumn Lights Festival: Tim Dalton advised that he was compiling information and items for the ALF Festival, but noted that former Commissioner Jennifer Easterbrook advised him that there were no more tote bags remaining for distribution. Chairman Sangle advised that he has a tent for the Commission to use for the festival that will be held on October 8, 2016. He also suggested that the local businesses and individuals that support the Commission be approached for donations to advertise their businesses on tote bags. The Secretary will see if there are any budget funds remaining for their purchase.

Belchers Creek Testing Project: Dave Ofshinsky obtained samples for phosphorous and nitrate testing from Belchers Creek at Crescent Park prior to the meeting. The test results were zero, and it was suggested that it may have been due to the rainfall that fell recently. Andy Abdul advised that he could make a control kit to check for the PH, etc. Doug Ott inquired whether the Commission should be testing for other elements, or just limit it to nitrogen and phosphorous. He also noted that when Andy Abdul moves, the Commission will be on its own with regard to the testing procedures and equipment. Mr. Abdul responded that the Commissioners can always call him for assistance. Tim Dalton advised that he prepared a sample chart with the date, time, location, conditions, nitrogen and phosphate levels, and calculations. NOAA would have an archive of the daily temperature and precipitation events which can be added to the chart at a later date. Mr. Ott reported that he

and Jim Rogers took samples from the mouth of Greenwood Lake and they did not witness a “plume” that had been reported.

Following this regular meeting, the Commissioners conducted nitrate and phosphate testing on the samples taken from various locations along Belchers Creek.

NEW OR CURRENT BUSINESS – None.

MINUTES

The Environmental Commission Minutes of July 11, 2016 were **approved** on a motion by Chairman Sangle and a second by Doug Ott.

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

Highlands Water Protection and Planning Act Correspondence

1. 1. Highlands Exemption #4 and Water Quality Management Plan – Consistent, dated July 8, 2016, received from the NJDEP for 1894 Route 23 North, Block 13602; Lot 7.01 regarding improvements within an existing wireless telecommunications facility that will not expand the impervious cover on the site.

NJ Department of Environmental Protection Correspondence

1. Notification dated July 12, 2016 from SRG site Remediation Group regarding a Receptor Evaluation for Petro Two, 4 Marshall Hill Road, Block 5701; Lot 3. The evaluation forms were submitted on a CD.

2. No Further Action notice received from the NJDEP, dated July 21, 2016, regarding Block 4701; Lot 15, 176 Morsetown Road, Program Interest #732518, Activity CSP160001, Communications #16-04-19-1248-03 for the removal of a 1000 gal #2 heating oil UGST.

3. No Further Action notice received from the NJDEP, dated July 13, 2016, regarding Block 16201; Lot 3, 27 Davenport Road, Program Interest #729542, Activity # CSP160001, Communication #16-05-24-1011-17 for the removal of a 550 gal #2 heating oil UGST.

4. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1322-25, for 35 Lake Park Terrace regarding the removal of a 275 gallon #2 heating oil AGST, with clean up pending.

5. Suspected Hazardous Substance Discharge Notification, dated July 20, 2016, received from the NJDEP, Case #16-07-19-1345-14, for 470 Otterhole Road regarding the removal of a 275 gallon #2 heating oil AGST, with contamination confirmed and clean up pending.

Miscellaneous Correspondence Received/Sent

1. New York-New Jersey Trail Conference notification of the 17th edition publication of the Harriman-Bear Mountain Trails for \$9.95.

2. Notification dated July 25, 2016 from the NJDEP advising that a drought watch has been issued for most of northern New Jersey and the DEP urges voluntary water-use reductions as dry conditions persist.

PUBLIC COMMENTS – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the August 1, 2016 meeting was **adjourned** at **9:00 p.m.** on a **motion** by Douglas Ott and a **second** by Thomas Tamayne.

Approved: September 12, 2016

Respectfully submitted,

Tonya E. Cubby, Secretary