

Township of West Milford
ENVIRONMENTAL COMMISSION

MINUTES

AUGUST 2, 2010

The regular meeting of the Environmental Commission of the Township of West Milford was called to order at 7:31 p.m. by Chairman Stephen Sangle, following the reading of the Legal Notice.

ROLL CALL: **Present:** Andrew Abdul, Gillian Hemstead, Timothy Metcalf, Douglas Ott, *Vacancy*,
Vacancy, and Chairman Stephen Sangle.
Absent: Alternates Gary Oppenheimer, Maryellen Gabay.

Chairman Sangle commented that the recent resignation of two Environmental Commission members, David Watson Hallowell and Bernie Stapleton, was a great disappointment to the Commission, and they will be missed.

PRESENTATIONS

604(b) OWTS Grant and 2004 Greenwood Lake 319H Grant and 2007 Stormwater Implementation 319H Grant – Dr. Fred Lubnow, of Princeton Hydro, was present to address the Commission regarding the 604b and 319h grants. With regard to the 604b OWTS Grant, he reported that he had received the monitoring plan approval from the State the prior month and the Township signed the contract to proceed. The 604b grant project is primarily an assessment of the amount of phosphorous that is leaching through a septic system. He also noted that he has scheduled a meeting with an aquatic specialist. Once the project is underway, he will give the EC regular updates. This grant project is anticipated to be completed by the end of this year.

With regard to the 319H Grant Project, Dr. Lubnow reviewed the requirements necessary before proceeding, including grant easements from certain property owners. He noted that any construction will occur after October 1, 2010 and before May 15, 2011. He has emailed the Township Attorney for an update. The bid specs need to be sent out as soon as possible, noting that a quarterly report is due to the NJDEP. With regard to the catch basins, the contractor will provide these items, and Princeton Hydro will review the bid submissions to determine mark up on the materials. He also reported that there were 8 bidders on the bid list, and the bid will be awarded to the lowest, responsible bidder. As for the sites, the Wallisch swale and a catch basin on Greenwood Lake Turnpike will not be included in the project due to the additional permits and other issues, so there will be funds available in the event of any unanticipated cost over runs. Dr. Lubnow reported that the Township Administrator and Engineering Department would be involved for the Township. The Commission discussed several other items including bond requirements, and site inspections, and they concurred that if the bids are not taken until October, the actual work will not begin before November. At the conclusion of his review, Dr. Lubnow left the meeting.

APPLICATIONS

BROOKSIDE DEVELOPMENT, LLC
Minor Subdivision & Bulk Variance #PB-04-10-03
Block 14601; **Lot 5**
Union Valley Road; R-3 Zone

BROOKSIDE DEVELOPMENT, LLC
Minor Subdivision PB-04-10-04
Block 14601; **Lot 6**
Union Valley Road; R-3

KURT RENZLAND
Final Site Plan #PB-06-10-07 (Phase 2)
Block 6002; Lots 39.02
921 Burnt Meadow Road; LMI Zone

The Commission reviewed the Minor Subdivision applications for Brookside Development, LLC and noted that these had been originally reviewed in 2004 when another applicant (Zampella) had received approval for the subdivision. It was noted that the Highland's did not acknowledge the subdivision because the plat

was not filed before August 2004. The new owner and applicant, George DeGraw, who was present at this meeting, advised that he applied for a Highland's Exemption and received it after several years of working with the Highlands to develop a plan that would meet with Highlands, DEP, and County approval. The two minor subdivision plans submitted were the plans that the Highland's Council and DEP had approved for the subdivision of the two lots for building lots. Following the review, the Commission expressed no concerns with regard to the applications.

The Commission also reviewed the Final Site Plan-Phase II submitted by Kurt Renzland and had no concerns or comments regarding the application.

TELECOMMUNICATION APPLICATIONS - None.

GRANT MANAGEMENT AND STATUS REVIEW

Streetscape Grant: Doug Ott reported that the project seems to have reached a stalemate.

ANJEC Trails Master Plan Grant: Chairman Steve Sangle advised that he received a packet of information from George White of White Environmental Services. ANJEC is awarding the grant to the Township with the Township utilizing Open Space funds in the amount of \$5,000. as matching funds for the grant. Chairman Sangle requested Doug Ott to work with George White in coordinating this grant project. Mr. Ott agreed, but commented that he needed to get up to speed on the project. Chairman Sangle also noted that the Trails Conference should be contacted to make sure that our efforts are not duplicated with regard to trails information.

ON GOING BUSINESS

Lakes Committee: Andy Abdul reported that he had minutes from the most recent Lakes Committee meeting to distribute for the Commission's review. Mr. Abdul noted that there are nine members on the Lakes Committee and that not all the lakes are represented, but their work is not just limited to those that attend. A field trip to a septic supply company was arranged for Lakes Committee members. There was a discussion by the Lakes Committee on garbage, and also their recent problems with beavers. He noted that the Lakes Committee did not seem to be aware of the Commission's ongoing problem with beavers at the Environmental Boardwalk. There was no meeting scheduled for August. Gillian Hemstead commented about a product that can be painted on trees that may deter the beavers, and Chairman Sangle suggested that the information be given to the Health Department.

Environmental Contamination Issues: Chairman Sangle advised that he tried to contact the Health Department for an update on Township contamination issues and was advised that the Health Officer was on vacation.

Open Space Subcommittee: Chairman Sangle reported that a meeting will be scheduled with Township Administration to discuss Open Space matters. He also added that there will be a separate meeting for the Green Team matter to be discussed; these meetings are anticipated to occur in the next several weeks.

Renewable Energy Subcommittee: The Commission discussed removing this item from the agenda. An inquiry from Renee Alessio in the audience prompted a brief review by the Commission of the Energy Subcommittee's efforts to have the recommendations implemented that were made as a result of an energy audit on Township owned buildings, and their frustration when these efforts were stifled following several years of work on this project. Ms. Alessio commented that a municipal energy audit was one of the requirements for Sustainable Community certification. Tim Metcalf reviewed some of the events that transpired with regard to this matter, noting that the companies that provided the audits needed a commitment from the Township to move forward to implement the changes, and this was not forthcoming. He added that the recommendations, if implemented, would have resulted in a 5-year pay back plan, with substantial savings in energy costs.

Sustainable Jersey - Sustainable West Milford: Renee Alessio commented about the Township's Natural Resource Inventory and noted that this was a requirement for sustainability certification. She also commented about the water ordinance that had recently been proposed, and noted that Sustainable Jersey is re-doing the water conservation requirement. The Commission briefly discussed the proposed Township water conservation ordinance. The Commission concurred that more education is needed about water use. Gillian Hemstead noted that the water conservation requirement from Sustainable Jersey was geared

towards targeted communities that were more urban in character. Ms. Alessio reviewed some of the requirements for Sustainable Community Certification and noted that each community could pick and choose what requirements they had fulfilled or wished to pursue. The Commission discussed how the matter had been misconstrued recently. Ms. Hemstead noted that her review of the documents and website revealed that there were procedural deficits that needed correction, and she stressed that the Commission is part of the Township government and functions, and the correct procedures must be followed in the proper sequence. Chairman Sangle commented that when the procedures are set in place, much can be accomplished, adding that he envisioned the Green Team working along with the Commission as an auxiliary group. Ms. Hemstead noted that there are major water quality issues that need to be addressed, and the Commission has been involved with several projects dealing with water issues, but that more assistance is needed and the Commission would welcome more people and groups to be involved. Ms. Alessio inquired about car wash fundraisers and whether they could be coordinated with the local car wash facility so that water use can be limited. Chairman Sangle commented that this was something to look into.

Beaver Dam at the Environmental Boardwalk: No update on the beaver presence at this time.

Artificial Turf – Gillian Hemstead reported that she had articles on artificial turf for review and would get them to the Commissioners before forwarding them to the Council and Planning Board. Doug Ott commented that the matter was scheduled for a courtesy review by the Planning Board at the end of August. After reading through some of the articles, Ms. Hemstead noted that there are environmental concerns and that the Township needed to make an informed decision on this matter.

NEW BUSINESS

Annual Report to Township Council: There was nothing to report at this time. The Annual Report is being held until after the 319H grant goes to bid, possibly in October.

Chairman Sangle reported that there was a BPU Grant available to the Township and the Township was already planning to apply for it. The Commission concurred that the Township should keep the Commission apprised of any grant it is applying for so that our efforts are not duplicated.

MINUTES

The Minutes of the May 3, 2010 and June 7, 2010 Regular Meetings of the West Milford Environmental Commission were **unanimously approved** on a **motion** by Doug Ott and a **second** by Chairman Stephen Sangle.

The following items were reviewed by the Environmental Commission and filed:

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Highlands Applicability Determination Application – additional information and documents provided to the NJ DEP for Lone Pine Lane-Split Rock Road, Block 5306; Lot 4.02.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Potable Well Water Analysis, dated July 21, 2010 received from the NJ DEP for the following: John Fredericks, 225 Oak Ridge Road, Block 16102; Lot 30, Jennifer Simmons, 221 Oak Ridge Road, Block 16102; Lot 31, Mark Rabe, 219 Oak Ridge Road, Block 16102; Lot 32. Based on the results received from various testing dates, the owners were advised that the water is safe for drinking water purposes.

2. Notification of an application for a GP #25 for Dawn and John Leiby, 8 Greenbrook Drive, Block 6703; Lot 2, for the installation of a sub-surface sanitary disposal system.

3. Additional Information Request from the NJDEP, dated July 20, 2010 for applicant Tennessee Gas Pipeline regarding a Flood Hazard Area Individual Permit and Freshwater Wetlands Individual Permit.

4. NJ Dam Safety Compliance Schedule Form submitted by Pennoni Associates regarding the West Brook Park Dam and Bubbling Springs Lower Pond Dam.

5. Notice of Deficiency received from the NJ DEP, dated July 19, 2010, regarding a Remedial Investigation Report for Berkemeyer, 67 Lake Park Terrace, Block 4201; Lot 4, and requesting that corrective actions outlined in the notice be taken.

6. Potable Well Water Analysis, dated July 12, 2010 received from the NJ DEP for the following: Schmiker Residence, 15 Bushwick Lane, Block 7508; Lot 10, Getty Petroleum, 1367 Union Valley Road, Block 7508; Lot 16, Sherrer Residence, 1363 Union Valley Road, Block 7508; Lot 17. Based on the results received from various testing dates, the owners were advised that the water is safe for drinking water purposes.

7. Final Surface Water Renewal Permit Action – NJPDES Permit # NJ0024414, for Sanitary Wastewater regarding Inserra-West Milford LLC for West Milford Shopping Center Sewage Treatment Plant, allowing the applicant to discharge a NJPDES permitted flow of 0.02 million gallons per day of treated and disinfected, domestic wastewater to an unnamed tributary of Belcher’s Creek via storm sewer.

CORRESPONDENCE

1. Resolution of the Township of West Milford, No. 2010-257, Authorizing the Allocation of Funds from the Township’s Open Space Account as Matching Funds for a Grant Application to the Association of New Jersey Environmental Commissions (ANJEC) for the Creation of a Trails Master Plan.

PUBLIC COMMENTS

Andrew Gargano, Planning Board Chairman, was present to address the Environmental Commission regarding the proposed turf field at the High School complex. He advised that the Planning Board will be the last reviewing agency for this project before it commences, and requested information from the Environmental Commission on the artificial turf product. The Secretary was requested to forward all information compiled by Gillian Hemstead on this matter to Mr. Gargano.

Renee Alessio reported that Passaic County would be distributing free radon kits to Township residents. There will be a notice in the newspaper, but the supplies are limited.

Ms. Alessio also reported that Sustainable West Milford had applied for a grant from Walmart for funds to assist in building a “Green Shed” at the Township Recycling Center in an effort to make it “greener.” Recycling tonnage is proposed to be used for construction of this facility. Chairman Sangle noted that several contractors were contacted about donating their services or materials for the construction of the building.

With no further business to come before the Commission the meeting was **adjourned** at 8: 48 p.m. on a **motion** by Doug Ott and a **second** by Chairman Sangle.

Approved: November 1, 2010

Respectfully Submitted,

Tonya E. Cubby, Secretary