

**Township of West Milford**  
**ENVIRONMENTAL COMMISSION**  
**AGENDA**

**August 4, 2014**

**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 continuously 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:** Jennifer Easterbrook, Lucas Slott.

**PRESENTATIONS:**

**PUBLIC MEETING ON TRAILS MASTER PLAN - 2010 ANJEC Smart Growth Planning Grant.**

**Sustainable West Milford - David Watson Hallowell:** Results of stream testing on Union Valley Road.

**APPLICATIONS FOR REVIEW –**

**OAK RIDGE PRESBYTERIAN CHURCH**

**Use & Bulk Variance ZB#02-14-01**

Block 16201; 39

321 Oak Ridge Rd.; R-4

**Seeking:** Use and Bulk Variance with Minor Subdivision approval to subdivide the existing church structure and residence onto two separate lots.

**MICHAEL AND SHANNON KIMAK**

**Bulk Variance ZB#06-14-09**

Block 5403; Lot 2

6 Pontiac Ct.; R-1 Zone

**Seeking:** Bulk Variance approval to construct a 12' x 18' shed in the front yard.

**GRANT MANAGEMENT AND STATUS REVIEW**

**NJDEP Green Comm.\$3000.00 Grant for Community Forestry Management Plan:**

Update from Ron Farr, Certified Forester.

**NJDEP NNL Reforestation Grant - \$620,197.00:** Report from Ron Farr.

**Trails Master Plan:** See above under Presentations.

**ON GOING BUSINESS**

**Lakes Committee:** Report.

**Open Space Committee:** Report.

**Environmental Contamination Issues:** Report.

**Green Team–Sustainable Subcommittee:**

- Report on Sustainable Jersey Re-certification.
- Update on Small Grants Project.

**NEW OR CURRENT BUSINESS**

**Beaver Dam at Environmental Boardwalk:** Update.

**Bear Education Presentation – September 22, 2014:** Discuss.

**ATV Use - Township Trails:** Update.

**Request for completion of “Environmental Survey”:** Review.

**Autumn Lights Festival:** Update.

**MINUTES**

Approval of Minutes of April, May, June, July 2014 Regular Meetings of the West Milford Environmental Commission.

**CORRESPONDENCE RECEIVED:**

**Highlands Water Protection And Planning Act Correspondence**

1. Application for a Highlands Applicability Determination, dated July 11, 2104, submitted to the NJDEP by Houser Engineering LLC, regarding Greenwood Lake Marine Supply/538 Lakeside Road LLC, Block 3610; Lot 30, Greenwood Lake Tpk., for the redevelopment of existing gravel parking lot to provide a mixed use building including boating supply retail and boat maintenance. Parking areas are provided in both front and rear, stormwater control is located beneath the front parking lot, the building will be served by a private well and a subsurface disposal system including an aerobic treatment system.

**NJ Department Of Environmental Protection Correspondence**

1. Freshwater Wetlands GP #10A and Flood Hazard Area Permit Application, dated July 2, 2014, received from Maser Consulting on behalf of Passaic County Engineering Dept. regarding the Marshall Hill Road Culvert 1600-282 for the expansion of the existing pavement and replacement of the existing culvert.
2. Dam Application Permit #1469, dated July 9, 2014, received from NJDEP for Vacamas Programs for Youth, regarding the Henion Pond Dam, NJDEP Dam File #22-18, for removal of the spillway, install a new spillway and culvert, and protect the existing right side of the embankment from overtopping flows and raise the left side of the embankment. The Henion Pond Dam is located across a tributary of the Pequannock River.
3. No further Action Covenant Not To Sue notice received from the NJDEP, dated July 21, 2014, regarding the removal of a 550 gallon #2 Heating Oil UGST at 77 High Crest Drive, Block 12901; Lot 43.
4. Freshwater Wetlands Letter of Interpretation – Line Verification, dated July 16, 2014, received from the NJDEP regarding James and Linda Antonucci for Block 101; Lot 29, Cherry Ridge Road, advising that the subject site’s wetlands are of Exceptional Resource Value and requires a transition area adjacent to the wetlands of 150 feet.
5. Freshwater Wetlands General Permit #10A for a Minor Road Crossing, and Freshwater Wetlands Transition Area Waiver Averaging Plan, dated July 16, 2014, with an expiration date of July 15, 2019, received from the NJDEP for James and Linda Antonucci, regarding Block 101; Lot 29, authorizing the disturbance of 4,341 sq ft of freshwater wetlands transition area for the construction of a driveway, as well as a modification of the transition area for a proposed dwelling.
6. Copy of an application for a NJDEP General Permit #8 regarding the proposed construction of a 494 sq. ft. garage on 280 Weaver Road, Block 12402; Lot 5.

### **Miscellaneous Correspondence Received/Sent**

1. Notice from the Township of Hardyston dated June 27, 2014, advising that the Planning Board has adopted a resolution on May 22, 2014 approving the 2014 Master Plan Re-examination Report pursuant to N.J.S.A. 40:55D-89, specifically with respect to the provisions of the NJ Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq.) and municipal conformance with the Highlands Regional Master Plan and other provisions and recommendations of the Township of Hardyston, and recommending the Highlands Checklist Ordinance, Highlands Preservation Area Exemption Ordinance, and certain other land use ordinance amendments.
2. Final Report of Compliance, dated 07-01-14, received from the Hudson Essex Passaic Soil Conservation District, regarding Schwartz – Oak Ridge Road Associates Parking Lot Improvements, Block 15901; Lot 1, 209 Oak Ridge Road.
3. Notice from Jefferson Township regarding the adoption of the following ordinances: Ordinance #2-14 Establishing Chapter 370 Of The Jefferson Township Municipal Code Entitled “Riparian Zones” For The Purpose Of Establishing Riparian Zones Within The Township Of Jefferson And Regulating The Use Thereof; Ordinance #3-14 Establishing Chapter 417 Of The Jefferson Township Municipal Code Entitled Steep Slopes; Ordinance #4-14 Amending Chapter 436 Of The Jefferson Township Municipal Code Entitled “Subsurface Sewage Disposal System Management.”
4. Notice from the Township of Jefferson, dated July 21, 2014, advising of a First Reading of the following: Ordinance #16-14, Ordinance Establishing A Redevelopment Plan For Certain Properties Located Along Route 15 In The Township Of Jefferson, And Amending Ordinance Number 14-11, Establishing The Redevelopment Area –3 Zoning District (RA-3), By Adding The Properties Included In This Ordinance To The RA-3 Zone. Chapter 490 Of The Land Development Code Of The Township Of Jefferson Is Amended To Include The Properties In This Ordinance In The RA-3 Zone; And Amending Chapter 490-8, The Zoning Map.
5. HEPSCD certification of a soil erosion and sediment control plan, dated June 27, 2014, regarding the West Milford Public Library, 1470 Union Valley Road, Block 7903; Lot 13, 14, certifying the plan for 3.5 years.
6. HEPSCD certification of a soil erosion and sediment control plan, dated June 2, 2014, regarding the Salt Storage Project at 30 Lycosky Drive, Block 6002; Lot 28.01, certifying the plan for 3.5 years.
7. Correspondence dated July 24, 2014 from Passaic County Planning Department regarding the proposed West Milford Library, Block 7903; Lots 13 – 16, 1470 Union Valley Road, advising of the following that is needed for review prior to consideration of unconditional site plan approval: Deed for road widening for 33 feet from the centerline of Union Valley Road, in addition to Title Policy, Affidavit of Consideration and NJ Form GIT3; Revised road profile for southern driveway with no more of a 2% grade for the first 25 feet from the back of the sidewalk with a revised waiver request; Revised plans for southern driveway that will use a dropped curb with raised sidewalk and apron for pedestrian access; ROW access permit required for the southern driveway. Required permits and bond amounts will be sent once unconditional approval is granted.
8. Copy of West Milford Zoning Permit Approval #ZP-07-14-0226, dated 07-29-14, for 538 Lakeside Road LLC regarding proposed boat storage on existing gravel site with installation of a privacy fence along the property frontage, subject to the following conditions: prior to any work commencing on the site, the owner is required to obtain approval from the West Milford Planning Board, Passaic County Planning Board, and receive a Highlands Determination.
9. Pequannock Post, Volume 19, Issue 4, August 2014.
10. Resolution from Vernon Township, dated 07-28-14, advising of a request for Federal and/or State funds to address the single lane underpass on Canistear Road.

### **PUBLIC COMMENTS**

### **ADJOURNMENT**