

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

SEPTEMBER 10, 2012

The September 10, 2012 regular meeting of the Township of West Milford Environmental Commission was called to order at **7:40 p.m.** with a reading of the Legal Notice.

ROLL CALL: Present: Andrew Abdul (7:41), Douglas Ott, Thomas Tamayne, Alternates Timothy Dalton and Lucas Slott, Chairman Stephen Sangle,
Absent: Gillian Hemstead, Gary Oppenheimer, Don Weise.

Chairman Stephen Sangle advised that Tim Dalton and Luke Slott would sit in for Gillian Hemstead and Gary Oppenheimer.

PRESENTATIONS - None.

APPLICATIONS

JOSEFA CUBELO

Bulk Variance #ZB-07-12-10

Block 2509; Lot 1
50 Passaic Drive; LR Zone

Seeking: Bulk Variance approval from the Zoning Board of Adjustment to construct a 34' x 26' 2-car garage with carport with variances required for lot coverage and side yard setback.

The Commission reviewed the above bulk variance application and related documents for a 2-car garage with carport and found no apparent environmental concerns.

HAFTEK PROPERTIES, LLC

Use Variance #ZB-08-12-11

Block 4601; Lot 21
Greenwood Lake Tpk. & Burnt Meadow Rd.; LMI Zone

Seeking: Use Variance from the Zoning Board of Adjustment to allow continuation of a pre-existing non-conforming use for a 9' x 11' two-sided billboard.

The Commission reviewed the above Use Variance application and related documents and found no apparent environmental concerns with permitting the proposed two-sided billboard.

INSERRA/WEST MILFORD, LLC (SHOPRITE)

Amended Preliminary & Final Site Plan #PB-08-12-06

Block 6303; Lots 15 & 16
Marshall Hill Road; CC Zone

Seeking: Amended Preliminary & Final Site Plan Approval from the Planning Board for the renovation and expansion to the Marshall Hill Shopping Center, including expansion of the existing Shop Rite Supermarket, new retail space and the removal of the former theater building.

The Commission reviewed the amended site plans for the Inserra/West Milford – Shop Rite renovations and suggested that Dr. Fred Lubnow of Princeton Hydro be advised of this application in order to provide an opportunity for him to address stormwater issues on Adelaide Terrace with one of the proposed stormwater projects as part of the NJDEP 319h grant program. It was also noted by Chairman Sangle that this amended plan will permit Shop Rite to remain in operation while the renovations are being completed. There were no apparent environmental concerns noted by the Commission following a review of the plan.

TELECOMMUNICATION APPLICATIONS - Chairman Sangle requested that this item be removed from the agenda until such time that there are wireless communication applications for the Commission to review.

GRANT MANAGEMENT AND STATUS REVIEW

2007 Stormwater Implementation 319H Grant: No update has been received from Dr. Fred Lubnow since his last presentation to the Environmental Commission in August 2012. At that time, Dr. Lubnow was waiting for approval from the NJDEP on the proposed projects outlined his update.

Recreational Trails Signage Grant: Doug Ott reported that Bob Jonas is not longer actively involved in this project, and that Don Weise would be providing an update, adding that several volunteers from hiking organizations may be completing the installation of the kiosks and signs.

2010 ANJEC Smart Growth Planning Grant - Trails Master Plan: It was reported that a meeting of the sub-committee took place that included Doug Ott, Tim Dalton, Luke Slott, Bob Jonas, and Don Weise, at which time several options were discussed with regard to the consultant George White who has not completed his contractual obligation. A certified letter was sent to Mr. White and no response was received, so the Commission must find another consultant to complete the grant project or risk losing all funds. An update for ANJEC is required by September 21, 2012. Chairman Steve Sangle noted that there were several options for consultants, including a staff member with the Township Planning consultant, as well as the NY/NJ Trails Conference. The Township Treasurer requested that she be kept apprised of the ANJEC funds and the project's status. Members were advised to keep track of all meetings, site visits, etc and log in the hours of in-kind services that the Commission and others have been contributing to this project.

ON GOING BUSINESS

Lakes Committee: Nothing new was reported.

Open Space Subcommittee: An Open Space meeting is scheduled for September 17, 2012 with the main meeting room reserved.

Environmental Contamination Issues: No update was available at this time.

Green Team/Sustainable West Milford – Sustainable Jersey: It was reported that there were no updates regarding the PSEG grant. With regard to the anti-idling resolution, it was noted that the Township Council did not want to become entangled with possible legal implications in the resolution. Chairman Sangle advised that the Green Team needed an endorsement, and that the latest version of the resolution removed any legal intent. The Commission unanimously recommended, on a motion by Chairman Sangle and a second by Luke Slott, that the most recent version of the resolution be forwarded to the Council for consideration and endorsement.

Tennessee Gas Pipeline: Nothing new to report at this time.

NEW BUSINESS

Autumn Lights Festival – October 13, 2012. Members were asked to participate and contact Gillian Hemstead to help coordinate the event.

MINUTES

The Minutes of the May 7, June 4, and August 6, 2012 Regular Meetings of the West Milford Environmental Commission were unanimously approved by those eligible to vote.

THE FOLLOWING CORRESPONDENCE WAS REVIEWED BY THE COMMISSION:

HIGHLANDS WATER PROTECTION AND PLANNING ACT

1. Copy of a revised Highlands Plot Plan received August 22, 2012 from Careaga Engineering, Inc. for Surjit Singh, 555 Warwick Tpk., Block 703; Lot 3 regarding a revised coverage table required by the NJDEP.

NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. Copy of an application for a GP#25 received August 10, 2012 from MAP Engineering regarding the alteration of an existing septic system for Roger Knight, 1047 Union Valley Road, Block 7701; Lot 6.

2. Copy of an application for a GP#25 received on August 6, 2012 from Richard Deubert, P.E. regarding the replacement of an existing septic system in freshwater and wetlands transition areas for Jason Woyke, 1316 Westbrook Road, Block 9001; Lot 2.

3. Copy of a Public Notification Letter to property owners within 200 feet of the Getty Service Station, 2048 Route 23 North, Block 14104; Lot 2, dated August 2, 2012, regarding the investigation and remediation of the

site from the presence of benzene, tertiary butyl alcohol, and total tentatively identified compounds found in soil and groundwater samples.

4. Notice from the NJDEP Bureau of Dam Safety, dated August 6, 2012, regarding Apshawa Auxiliary Dam (NJDEP File #22-314) advising that, after reviewing the Stability Analysis report prepared by John Chayko, P.E., dated June 18, 2012, they have determined that additional information and revisions are required.
5. GP#25 and Water Quality Certificate issued from the NJDEP, dated August 7, 2012, for Rosine Roush, 1948/1950 Macopin Road, Block 8102; Lot 1 for the replacement of a malfunctioning septic system.
6. Copy of an application to the NJDEP for a GP#25 from MAP Engineering, dated August 10, 2012, regarding Maureen Pankalla, 41 Sugar Maple Road, West Milford, Block 15203; Lot 5.
7. Copy of an application to the NJDEP for a GP#25 from MAP Engineering, dated July 31, 2012, regarding Roger Knight, 1047 Union Valley Road, Block 7701; Lot 6.
8. Copy of an application for a GP#25 regarding the installation of a sub-surface sanitary disposal system received on September 4, 2012 for Robert Morrison, 1673 Macopin Road, Block 8401; Lot 12 from Ballester, Eid & Lapatka Inc.
9. Copy of an updated plan received on September 4, 2012 from Amy S. Greene Environmental Consultants for an NJDEP GP#10A regarding a proposed driveway for applicant Dr. Joseph Leone of Short Hills and owner George & Linda DeBoer, 22 Madison Avenue, Block 7801; Lot 62.
10. Copy of an application to the NJDEP, received August 22, 2012 from Houser Engineering, LLC for a Treatment Works Approval for the construction of an onsite wastewater treatment and disposal system for World For Christ Crusade Inc., 1005 Union Valley Road, Block 7701; Lots 11 & 12.
11. Notice from the NJDEP, dated August 21, 2012, advising of the withdrawal of an application for a GP#25 for 1316 Westbrook Road, Block 9001; Lot 2, for Jason Woyke.
12. No Further Action and Covenant Not To Sue letter received from the NJDEP, dated August 27, 2012, regarding the removal of a 275 gallon #2 heating oil underground storage tank system for 141 Point Breeze Drive, Block 2601; Lot 18.

CORRESPONDENCE

1. Notice from New Jersey Natural Gas, dated August 31, 2012, advising of revised USGS maps per NJSA 46:3C-1 et seq., with attachments for Newfoundland and Waywayanda outlining the transmission gas main locations.
2. Notice dated August 16, 2012 from the Passaic County Planning Department inviting the (former) Township GIS Specialist to attend a half-day work session to contribute to the development of the Passaic County Heritage Tourism Plan on September 20, 2012 at 8:30 at the Passaic County Safety Academy, Wayne, NJ. Attendance is open to invitees only.
3. Invitation to the Environmental Commission received September 5, 2012 from Kinnelon Conserves and St. Mary's Franciscan Response to Fracking to attend a screening of a movie entitled "Gasland" at the Kinnelon Public Library, September 27, 2012 at 7:00 p.m.
4. Approval of Site Plan received from the Passaic County Planning Board, dated August 2, 2012, regarding Esco Products, 171 Oak Ridge Road, Block 15901; Lot 7, requiring the applicant to apply for a right of way access permit to modify the western driveway.
5. Notice from the New York/New Jersey Trails Conference advising of the upcoming publication of the Kittatinny Trails map set available for purchase for \$13.95 in September 2012.
6. Correspondence from Passaic County Planning Board, dated August 14, 2012, regarding Oak Ridge Road Associates, 195 Oak Ridge Road, Block 15901; Lots 1 & 2, with reference to their submission of a draft deed for filing in connection with conditions of the County approval.

PUBLIC COMMENTS

Bob Jonas, reported that, as a trustee of the Maple Road Environmental Boardwalk, he trimmed the overgrowth and was concerned about the extensive amount of purple loosestrife at the site. He called the State of NJ and they advised that a beetle, galurucella(?) had been introduced to help control the invasive plant that threatens to overtake wetlands. Mr. Jonas reported that the plant is stunted by the beetle that feeds on it and eventually the flowering is reduced, the plant will die off, and the other native plants can repopulate. He added that it might take about a decade to become effective.

Doris Aaronson, Bearfort Road, advised the Commission that there was a bus going from Wayne to Trenton to protest gas fracking. She also requested information on the beetle being used for control of the invasive plant, purple loose strife.

It was also noted that Kinnelon had invited the Commission to a movie called "Gasland," an expose' on natural gas fracking. Several of the Commissioners commented on the process.

ADJOURNMENT

With no further business to come before the Commission, the meeting was adjourned on a motion by Chairman Steve Sangle and a second by Tim Dalton.

Approved: December 10, 2012

Respectfully submitted,

Tonya E. Cubby, Secretary