

**TOWNSHIP OF WEST MILFORD  
ENVIRONMENTAL COMMISSION  
AGENDA**

**September 10, 2012**

**7:30 p.m.**

**Main Meeting Room of Town Hall**

**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. 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, Gillian Hemstead, Gary Oppenheimer, Douglas Ott, Thomas Tamayne, Don Weise, Chairman Stephen Sangle.

**Alternates:** Tim Dalton, Lucas Slott.

**PRESENTATIONS**

**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.

**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.

**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.

**TELECOMMUNICATION APPLICATIONS** - None.

**GRANT MANAGEMENT AND STATUS REVIEW**

**2007 Stormwater Implementation 319H Grant:** Update.

**Recreational Trails Signage Grant:** Status report.

**2010 ANJEC Smart Growth Planning Grant - Trails Master Plan:** Update and discussion.

**ON GOING BUSINESS**

**Lakes Committee:** Report.

**Open Space Subcommittee:** Report; Open Space meeting scheduled for September 17, 2012.

**Environmental Contamination Issues:** Update.

**Green Team/Sustainable West Milford – Sustainable Jersey:** Update.

**Tennessee Gas Pipeline:** Update.

### **NEW BUSINESS**

**Autumn Lights Festival** – October 13, 2012.

**Anti Idling Resolution** – Review and discuss revised draft resolution.

### **MINUTES**

Approval of Minutes of the May 7, June 4, July 9, and August 6, 2012 Regular Meetings of the West Milford Environmental 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**

### **ADJOURNMENT**