

**TOWNSHIP OF WEST MILFORD  
ENVIRONMENTAL COMMISSION  
AGENDA**

**October 1, 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 FOR REVIEW**

**SUN YOUNG JOO**

**Major Soil Removal/Fill Permit#PB-05-12-05**

Block 10402; Lot 12

55 Green Terrace Way; R-4 Zone

**Seeking:** Major Soil Fill Permit for the prior placement of 1.27 acres of fill on subject property, without authorization or Planning Board approval, for the purpose of re-grading the site.

**MCDONALDS CORPORATION**

**Use Variance, Preliminary & Final Site Plan #ZB-11-11-14**

Block 6303; Lot 14 & 15

41 Marshall Hill Road; CC Zone

**Seeking:** Use Variance and Preliminary & Final Site Plan for the reconstruction of the existing McDonald's restaurant to bring into conformance with the existing McDonald's prototype, in addition to providing an expanded drive through system. Use variance is required since the proposed property does not meet the conditional use criteria for vehicular circulation. Bulk Variances are requested for setbacks, impervious coverage, loading, front yard buffer, minimum lot width, frontage, and depth, and for signage.

**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.

**ON GOING BUSINESS**

**Lakes Committee:** Report.

**Open Space Subcommittee:** Report.

**Environmental Contamination Issues:** Report.

**Green Team—Sustainable Jersey:** Update.

**Tennessee Gas Pipeline:** Update.

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

## **NEW BUSINESS**

### **MINUTES**

Approval of Minutes of the July 9, 2012 and September 10, 2012 Regular Meetings of the West Milford Environmental Commission.

### **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Copy of a Highlands Applicability and Water Quality Management Plan application to the NJDEP, dated September 14, 2012, received from Schwanewede/Hals Engineering for Kurt Renzland, 921 Burnt Meadow Road, Block 6002; Lot 39.02 regarding the proposed construction of a new 4,250 s.f. warehouse and a 9,000 s.f. addition to an existing warehouse, with a new parking area to be installed, for a proposed impervious coverage of 85,093 s. f.

2. Copies of documents received from Wander Ecological Consultants, dated September 24, 2012, regarding Dautaj, Momentos II Restaurant, 374 Morsetown Road, Block 4701; Lot 38.02, in response to the DEP's correspondence, dated July 11, 2012, requiring certain deficiencies be addressed for the Highlands Applicability and Water Quality Management Plan Consistency Determination which was declared Administratively Incomplete pending submission of additional information. This application was in response to a NJDEP Notice of Violation requiring submission for Highlands Applicability Determination.

### **NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION**

1. Invitation from the NJDEP State Forestry Services, dated September 5, 2012, to attend the Shade Tree Conference on October 26 & 27, 2012 in Cherry Hill, NJ.

### **CORRESPONDENCE**

1. Notice received September 12, 2012 from Passaic County Planning Department advising of a public hearing on the Transportation Element, a proposed element of the County Master Plan, in addition to a review of the 2012 Annual Report on the status of the County Corridor Enhancement Program.

2. Correspondence from the Passaic County Planning Board, dated September 12, 2012, regarding county site plan review for Twins Realty Group LLC, Burnt Meadow Road, advising of several conditions that must be met prior to the application being considered for unconditional approval. The conditions include: revised drainage calculations including capacity calculations for the seepage pits and addressing the impact on culvert #247 under Burnt Meadow Road; revised plans eliminating county signature block on the plans; submission of a copy of the Highlands Applicability Determination from the NJDEP; copies of any additional permits required from the NJDEP.

3. Information Notice of Section 106 Fillings received from the Federal Communications Commission, dated September 5, 2012 regarding the collocation submission packet from Crown Castle USA for a collocation at the West Milford town Hall, 1480 Union Valley Road, West Milford, NJ.

4. Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated August 21, 2012, certifying the plan for 3.5 years for Caruso Residence, 179 Clinton Road, Block 15601; Lot 4.

5. Hudson Essex Passaic Soil Conservation District certification of soil erosion and sediment control plan, dated August 24, 2012, certifying the plan for 3.5 years for McDonald's Restaurant #5903, 41 Marshall Hill Road, West Milford, Block 6303; Lot 14 & 15.

6. Pipeline Awareness Newsletter received from the Pipeline Association for Public Awareness, Fall 2012, Volume 7, Issue 1.

7. Notice regarding ANJEC's 39<sup>th</sup> Annual Environmental Congress on October 20, 2012 at Middlesex County College, Edison, NJ.

### **PUBLIC COMMENTS**

### **ADJOURNMENT**