

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

**MINUTES**

**NOVEMBER 7, 2011**

**PUBLIC MEETING FOR TRAILS MASTER PLAN – WHITE ENVIRONMENTAL SERVICES**

This presentation commenced at 7:00 p.m. prior to the start of the regular meeting of the West Milford Environmental Commission. George White of White Environmental Services was present to address the public regarding the Trails Master Plan Grant Project, funded in part by ANJEC, and co-administered by the Environmental Commission and the Township. Also present were Commissioners Andrew Abdul, Douglas Ott, Thomas Tamayne, Maryellen Gabay, Lucas Slott, and Chairman Stephen Sangle, in addition to Robert Jonas of the NY/NJ Trails Conference, Bob Nicholson of the Economic Development Committee, Kathleen Caren of the Passaic County Planning - Open Space Committee, and Renee Allessio, Sustainability Sub-Committee Chairperson. Members from various local hiking and biking organizations were also in attendance for the presentation.

Chairman Stephen Sangle began by thanking ANJEC for awarding \$5,000. for this matching grant project, providing the funds to contract with White Environmental Services to assist with the technical aspects of the project. He noted that Doug Ott, Luke Slott and he were working with the Township Administrator to co-administer the grant. Doug Ott reviewed for the public how the project had been selected by ANJEC after many years of discussion by the Commission and Planning Department about developing a citizen's guide for a trails system in the Township. He noted that this plan was not intended to re-invent the wheel, adding that the NY/NJ Trails Conference have a comprehensive list of their trails that they provide information about, as well as maintaining trails for the public use. Mr. Ott stressed that this project would provide an inventory and description of trails that are in existence, including old woods roads and trails, neighborhood trails, "goat paths", trails in the former KOA campgrounds, and the gas pipeline trails. He noted that the major hiking and biking trails have been mapped by their respective volunteer organizations, but the intent is to compile them into one document for the Township.

George White, consultant for the project, reviewed for those present how the trails master plan would connect the various trails so that they can be utilized, adding that this meeting for the public was one of the first steps in the planning process, whereby public input is sought on information about the trails. He reviewed his presentation on map overlays that included various trails throughout the Township, including the Appalachian Trail and the Millennium Trail, in addition to open space owned by the Township, County, Stat, and Newark Watershed. Mr. White noted that when he commenced with the overlays of the trail systems, he observed that most trails were running in a north and south direction. He attempted to assess the potential for access to parks from Town Center or Township parks. He advised that the trails master plan may assist in promoting ecotourism in the Township, and the document could be used to encourage visitors to the use the trails for hiking, biking, horse riding, and cross country skiing. He noted that the plan can build on what already exists and would produce a marketable commodity. Mr. White reviewed the main mechanism for the trails system was information gathering, using the GIS system, and he explained to the public the methods to utilize the "smart maps" available, to access the attributes and apply them for our purpose. He noted that the best way for people to start thinking about trails is to have good logos at the trailheads, or even signs at the local ballfields. As to funding for trails, he noted that it is transient, but this resulting document will aid in future planning and possible funding for a particular item that is outlined in the plan (i.e. pedestrian crossing bridge). Mr. White reviewed the trails master plan process, noting that a trails plan subcommittee must meet, review all the information on the trails, access maps through GIS, use map overlays, and acquire local information from residents. He noted that he recently obtained the GPS file on Jungle Habitat trails to be utilized in this study. He also observed that there will be issues with ATV's, but this is a national issue, and suggested that more policing by residents may help to decrease use on hiking and biking trails. Mr. White then advised the Commission that he had displayed three "working maps" in the room and asked that the public assist in providing information on the trails so that they may be plotted and documented for this project. He requested those present to indicate on the maps various trails and paths that exist in the Township and he would compile and verify the information.

Bob Jonas of the NY/NJ Trails Conference, addressed the Commission and Mr. White, noting that they have a collaborative project with the Environmental Commission, in conjunction with a Recreational Trails Signage Grant through the NJDEP. This grant project has funded the design and construction of

informational trail kiosks that include trail maps and safety information. He noted that 9 kiosks are planned to be installed, and at 20 other sites, small panels describing the trails will be installed. George White commented that the local maps from this trails master plan could be used at the kiosks. He also noted that Pennsylvania has information available, including getting on and off trails, how to get to towns, locations where food and lodging may be found, etc., along many of their trails.

Bob Nicholson, Chairman of the West Milford Economic Development Committee, noted that it was a good idea to have the ballfields identified, in addition to any access to trails from the fields, to show how they may be interconnected. Mr. White concurred, adding that this plan will explore and identify how someone can get to a local ballfield from, for example, the nature trail at Wallisch Estates, or another site. Several of the public commented that the trails are often poorly marked, and trails should be labeled for their degree of difficulty so that people don't attempt a trail beyond their ability. Mr. White noted that the problem is due to the many different parks systems that exist, but the plan will recommend uniform trail markings in conjunction with the Trails Conference. He also noted that a narrative on the trails would be included. Those present were requested to provide their names and email information so that various individual groups can meet to discuss the options and provide trail information. Kathleen Caren commented that Passaic County is working on their master plan and this information may assist in getting roads widened for bike trail and pedestrian use. Don Weise commented on the various types of trails that the Trails Conference builds, and noted that these trails are maintained by hundreds of volunteers at no cost to taxpayers. With regard to trail markings, he asked that missing or altered markings be reported to the NY/NJ Trails Conference.

Those present continued to discuss various other options based on their needs, as well as reviewing the maps and marking the trails based on their personal knowledge. George White noted that he would return to the Township for some additional meetings during the course of the grant project, and the interested parties were requested to meet and compile information to provide to Mr. White for this trails master plan.

Following the Trails Master Plan Public Meeting, the regular meeting of the Township of West Milford Environmental Commission was called to order at **8:50 p.m.** by Chairman Stephen Sangle, followed by the reading of the Legal Notice.

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

Alternates members Maryellen Gabay and Luke Slott were asked to sit in for the absent Commissioners.

## **APPLICATIONS**

### **TRIPLE T CONSTRUCTION, LLC**

#### **Preliminary Site Plan #PB-03-11-01-A**

Block 6002; Lot 29

280 Marshall Hill Road; LMI Zone

**Seeking:** Preliminary Site Plan and Conditional Use Approval for a warehouse/distribution center/office and construction related storage. This application was bifurcated; preliminary and final site plan approval was recently granted for boat storage only on a portion of the exterior.

The Commission reviewed the site plan and commented that the proposed use was consistent with the prior use, and noted that the bifurcated portion concerning the boat storage reviewed at the September meeting was more of a concern to them due to the potential of petroleum products leaking from the numerous boats being stored. They had no comment on the preliminary site plan presented to them.

**TELECOMMUNICATION APPLICATIONS** - None.

## **GRANT MANAGEMENT AND STATUS REVIEW**

**604(b) OWTS Grant:** An updated report was not received from Princeton Hydro.

**2004 Greenwood Lake 319H Grant and 2007 Stormwater Implementation 319H Grant:** An updated report was not received from Princeton Hydro.

**Streetscape Grant:** Nothing to report at this time.

**Recreational Trails Signage Grant:** Bob Jonas updated the Commission during the Trails Master Plan Public meeting.

**2010 Smart Growth Planning Grant - Trails Master Plan:** A presentation on this grant project was conducted prior to the start of the regular meeting.

### **ON-GOING BUSINESS**

**Lakes Committee:** Andy Abdul advised that he did not attend the prior month's Lakes Committee meeting and had no update to report.

**Open Space Subcommittee:** It was reported by Doug Ott and Chairman Steve Sangle that a subcommittee meeting was planned for November 9, 2011. It was also noted that the former Stanford Tract is being considered for an open space acquisition. Chairman Sangle commented that a bridge would have to be constructed to cross the wetlands on the site. Logging has also been reported at the site, but if the owners received the permits from the State and have submitted a forestry plan, they are permitted to log. One of the Commissioners will inquire if the owners have the permits required to conduct logging on the property.

**Environmental Contamination Issues:** Tom Tamayne had nothing new to report based on the information received from the Health Officer.

**Green Team - Sustainable Jersey:** Renee Alessio was present to address the Commission regarding the Sustainable Jersey "Animals in the Community" program. She reviewed the goal of the program: to development of an integrated approach to manage the cat population, prevent the spread of disease, and eliminate the need for indiscriminate euthanasia. Ms. Alessio noted that the Township is already complying with many of the required items, and we may be eligible for up to \$50,000. in grant awards. She reviewed some of the requirements, including a feral cat ordinance, a Health Board and Animal Control office, and an animal shelter, all of which we have. She noted, however, that the Council has yet to approve appointment of two members required for a quorum on the Health Board. Letters of support from the Township, the Health Officer, and the Board of Education are also required. When asked if the program will cost the Township money, Ms. Alessio replied no, that it would not. She also advised that she required specific information from the Animal Shelter and the Mayor indicated that she could provide the information from their records. The Commission concurred that a letter expressing their support for this program should be sent to the Township Council. The Commission's subcommittee for Sustainable Jersey would make application, and the requirements that the Township needs to comply with would be outlined in the letter of support. It was noted that the Environmental Commission supports this project contingent upon all the requirements being met. Ms. Alessio reviewed some of the programs that the funds would be used for, including education on animal care and canvassing for dog licensing violations.

**Tennessee Gas Pipeline:** Luke Slott commented that a recent news article reported that the 300 Line Project was completed and that the next phase, the Northeast Upgrade Project, would commence. He inquired if we had any more information on the status of Lake Lookover on Clinton Road, and the Commissioners commented that they have heard nothing new about the situation.

**Autumn Lights Festival:** No update was available due to the absence of Gillian Hemstead.

### **NEW BUSINESS**

**Greenwood Lake Drawdown:** Chairman Sangle reported that the Greenwood Lake 5 Foot Drawdown would commence from October 11, 2011 through February 12, 2012. Dock repair, maintenance, cleaning, billet replacement, and bulkheads and retaining walls may be completed during this time. Information is available on the Greenwood Lake Commission's website. It was noted that the drawdown would take place at a certain rate over a certain period of time, and the recent rains may have affected the water levels.

**Energy Sustainability Master Plan Meeting:** Luke Slott reported that he would attend the meeting in Passaic County and report back to the Commission.

### **MINUTES**

The Minutes of the August 1, 2011 Regular Meeting of the West Milford Environmental Commission were **unanimously approved** on a **motion** by Stephen Sangle and a **second** by Luke Slott.

***The following documents were reviewed by the Commission and filed:***

**HIGHLANDS WATER PROTECTION AND PLANNING ACT**

1. Agency Determination - Highlands Exemption#11 notification dated October 5, 2011 from the NJ Highlands Council regarding the PSE&G Vegetation Maintenance – NERC & BPU Compliance, for the maintenance of the existing electrical Rights of Ways within existing easement throughout the Highlands Region.
2. Notice dated 11-01-11 that an application is being made to the NJDEP for a Highlands Exemption and Water Quality Management Plan Consistency Determination by Esco Products, 171 Oak Ridge Road, Block 15901; Lot 7.

**NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION**

1. Copy of a Wetlands Mitigation Proposal received on October 17, 2011 from Princeton Hydro for applicant Evergreen Environmental regarding an application to the NJDEP for wetland and riparian zone mitigation activities that include preserving the riparian settings on Block 5708; Lot 25, for the West Branch Papakating Creek I & II and the Belcher Creek II mitigation sites. Activities include restoration, enhancement and preservation of freshwater wetlands and riparian settings as partial compensation to mitigate authorized activities associated with the “300 Line Project.”
2. Response Action Outcome Notice received on October 14, 2011 from TERMS Environmental Services for Village Holdings, LLC regarding remediation at Block 15505; Lot 2.01 & 2.02, 2887 & 2991 State Highway Route 23, including Preliminary Assessment, Site Investigation, Remedial Investigation and Remedial Action.
3. Notice received on October 11, 2011 from FERC (Federal Energy Regulatory Commission) regarding an environmental review of the TGP Northeast Upgrade Project, issuance of the Environmental Assessment on November 21, 2011 and the 90 day Federal Authorization Decision Deadline. Project consists of approximately 40 miles of 30-inch diameter natural gas pipeline in five loop segments in New Jersey and Pennsylvania, in addition to modifications at three compressor stations in Pennsylvania and one compressor station and a meter station in New Jersey. The project includes associated above ground facilities, access, roads, and pipe/contractor yards in New Jersey, Pennsylvania and New York.
4. Notice from KC Engineering and Land Surveying received on October 11, 2011 regarding an application for an NJDEP Flood Hazard Area Permit and Statewide General Permits #10A & 11 for the Replacement of Gould Road Culvert over Macopin Brook, Structure No. 1600-225.
5. Correspondence received on October 12, 2011 from the NJDEP regarding Lindy’s Lake Dam, File #22-54, requesting specific information from the Lindy’s Lake Association’s engineer with reference to the lake lowering and the safe operation level.
6. Public Notification received from BETTS Environmental Services regarding Fredericks Fuel & Heating Service Facility at 225 Oak Ridge Road, Block 16102; Lots 27, 28 in accordance with NJAC 7:26E-1.4(j)5.
7. Notice received October 7, 2011 from Marek Wenit, 40 Old Hoop Road, Block 16704; Lot 6 regarding an application to the NJDEP for a GP #25 for the proposed installation of a sub surface sanitary disposal system which will include cutting or clearing of trees.
8. Notice received on October 24, 2011 from Bruno Walzak, 551 Warwick Tpk, Block 703; Lot 2 regarding an application for a GP #25 for the proposed installation/repair of a subsurface sanitary disposal system.
9. Notice dated October 21, 2011 from the NJDEP to Farm Crest Acres Lake Association regarding the Upper High Crest Lake Dam (NJDEP #22-333) and the Lower High Crest Lake Dam (NJDEP #22-334), advising that a time extension has been granted to Civil Dynamics until December 31, 2011 for submission of regular inspection reports.
10. Freshwater Wetlands Individual Permit and Individual Flood Hazard Area Permit Minor Modification No. 10, dated October 19, 2011, received for Tennessee Gas Pipeline regarding the 300 Line Project Specific for Wallkill River Crossing, Sussex County, NJ to accommodate a change in the construction technique to install the pipeline under the Wallkill River via an open cut “wet crossing method” as opposed to the

previously proposed “dry crossing method” due to the high flow events from the record rain events in August 2011.

11. Notice from Houser Engineering, LLC regarding an application being submitted to the NJDEP for a Freshwater Wetlands GP#25 and FHA Applicability Determination for a septic system alteration for Robert Castro, 48 Landing Road, Block 2701; Lot 14.

12. Authorization for a Freshwater Wetlands Statewide General Permit # 25 and Waiver of Transition Area for Access dated October 21, 2011, received for Gary Prescott, 13 Eisenhower Drive, Block 6501; Lot 2 for a septic alteration.

13. Authorization for a Freshwater Wetlands Statewide General Permit # 25 and Waiver of Transition Area for Access dated October 21, 2011, received for Marek Wenit, 40 Old Hoop Pole Road, Block 16704; Lot 6 regarding a septic alteration.

14. Notice dated October 27, 2011 received from the NJDEP regarding a Private Potable Well Water Analysis in the vicinity of the SB Petroleum Site, GPS Enterprises, 551 Warwick Tpk., Block 703; Lot 3, advising that the water obtained from the well is acceptable for drinking water and other domestic uses.

### **CORRESPONDENCE**

1. Notice received October 13, 2011 from the New Jersey League of Municipalities advising of a sample resolution in opposition to proposed legislation S-2887/ A-3992 establishing a new category of farmland-based wind energy generation projects on preserved farms that would require no regulatory review other than site plan approval.

2. Notices received in September 2011 regarding the certification of the soil erosion and sediment control plans from the Hudson Essex Passaic Soil Conservation District for: Brookside Development, 121 Union Valley Road, Block 14601; Lots 5.01, 5.02, 5.03, 5.04; and PSEG Roadway Access Grading at 246 Morsetown Road, Block 4701; Lot 22 & 43, with plans certified for 3.5 years. Recertification of a soil erosion and sediment control plan for Fox Properties, Warwick k Tpk. & Larchmont Drive, Block 410; Lots 1.01, 1.04, 2.

4. Notice dated October 4, 2011 from Passaic County Department of Planning regarding a site plan submitted for Q & S Deli, 1952 Union Valley Road LLC, Block 3601; Lots 1 & 3, advising that the deed, title policy, NJ Form GIT3 and Affidavit of Consideration indicating that no transfer tax is due since the land is being dedicated to a government entity, and a right of way access permit is needed prior to receiving unconditional approval of the site plans that include a road widening for a 13.50 foot strip of land along Union Valley Road frontage.

5. Information received from the NJ DCA regarding the New Jersey Home Energy Programs and the Passaic County Division of Weatherization and Home Energy.

6. Copy of the October 2011, Volume 16, Issue 5 of the Pequannock Post.

### **PUBLIC COMMENTS**

There were no matters of concern brought to the Commission’s attention.

### **ADJOURNMENT**

With no further business to come before the Commission, the meeting was **adjourned** at **9:30 p.m.** on a **motion** by Chairman Steven Sangle and a **second** by Luke Slott.

Approved: February 6, 2012

Respectfully Submitted,

Tonya E. Cubby, Secretary