

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

December 9, 2019

The December 9, 2019 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:00 pm with a reading of the Legal Notice.

ROLL CALL

Present: David Ofshinsky, Douglas Ott, James Rogers, Chairman Stephen Sangle, Thomas Tamayne, Don Weise

Absent: Tim Dalton, Clinton Smith (Alt#1), Douglas Trainor (Alt #2).

Chairman Stephen Sangle advised that there was a quorum to hold this meeting.

PRESENTATIONS – Chairman Sangle recommended that all presentations must be confirmed one week prior to the Commission’s meetings so that there is sufficient time to prepare for the presentations and include them on the agenda. The Commissioner’s concurred that this would be the policy for all future presentations.

APPLICATIONS

JONATHAN BRETT

Use Variance & Minor Site Plan ZB-08-19-17

Block 5308; Lot 2

Cahill Cross Road; R-2 Zone

Seeking: Use Variance and Minor Site Plan approval for the outdoor storage of RV’s, boats and trailers, and the construction of three small storage units for indoor storage, with a proposed 815 sf building.

Following a review of the application for Jonathan Brett, Block 5308, Lot 2, the Commission expressed concern regarding the leaking of fluids from the motor vehicles (RV’s trailers, boats) that will be stored at the site. They recommended that the applicant take measures to capture any run-off of potential fluid leaks.

Courtesy Reviews

WEST MILFORD PUBLIC SCHOOLS SOLAR PROJECTS – Macopin School, Maple Road, School, West Milford High School, West Milford School Bus Garage

The Commission reviewed the plans that were submitted for four solar projects at several West Milford schools, as well as the bus depot. The Commission commended the Board of Education for moving forward on the solar projects, and noted the energy savings that will result from the installations. With regard to the Macopin School ground mounted carport solar unit, Chairman Sangle commented that he would like to see more projects that use the existing impervious surface for solar carports, and noted that the town of Wayne has a number of these types of units at the schools and businesses.

ON GOING BUSINESS

Shade Tree Committee / Community Forestry Mgt. Plan / NNL Forestry Grant Project: Tim Dalton was absent and no report was available for this meeting. Chairman Sangle noted that Tim Dalton had contacted him and suggested that the Township might be able to plant the trees that need to be replaced and the Township could retain the funds held in

escrow. He was not sure, at this point, what obligation there is to the NJDEP for attaining a 95% survival rate for the trees.

Greenwood Lake Bi-State Commission: Clint Smith was absent and no report was available for this meeting.

West Milford Lakes Committee: Jim Rogers reported that the Lakes Committee held a meeting on November 18, 2019 and the main topic of discussion was the Short Term Rental Properties Ordinance. He noted that the Governing Body adopted the STRP ordinance at their December 4, 2019 meeting. Some of the requirements that the Lakes Committee requested was notification of property owners' intent to use their property for short term rentals. They had also requested a maximum occupancy of 2 persons per bedroom, although this may not be enforceable for various reasons. It was noted that a minimum rental of three days was included in the ordinance. Mr. Rogers conveyed that the Governing Body had advised the Lakes Committee that the ordinance can always be amended.

Mr. Rogers reported on the Highlands Council – Water-based Assessment and Management Plan for West Milford, noting that the Lakes Committee consisted of only 10 lake members, but they would like to implement the planning grant that is available from the Highlands Council for a water-based assessment and management plan for West Milford lake bodies. He will provide more information on this under Belchers Creek Testing Project.

Open Space Committee: Don Weise reported that the NY-NJ Trail Conference was involved in a mapping and signage project from a grant award from the NJ Highlands Council. He requested input from the Commissioners on the location of business and sites that may be included in the project.

Mr. Weise reported that the Highlands Trail is being extended into Connecticut; the trail currently runs from Pennsylvania to New York City. He noted that several other trails are joining in and there are numerous connecting trails being planned and executed. Mr. Weise commented that there is an increase in traffic on the trails with the mapping that is currently available.

Chairman Sangle advised that he had emailed the Mayor with regard to contracting with The Land Conservancy to update our Open Space Plan, but has not received a response. He suggested that the matter may be addressed with the new Council in 2020.

Environmental Contamination Issues: Tom Tamayne reviewed the environmental contamination issues that he received and those listed on the agenda.

Belchers Creek Testing Project: ANJEC 2019 OSS Grant Project: Jim Rogers reported that the boat purchased under the ANJEC Grant for the Belchers Creek testing is dry-docked for the winter. Chairman Sangle advised that he will store the motor and battery in his shed. The Commission acknowledged that the testing will be suspended for the winter months unless we have a mild stretch of weather.

Mr. Rogers provided the Commission with additional information on the Water-Based Assessment and Management Plan grant, advising that the Township would be responsible for submitting and administering the grant, in conjunction with the Greenwood Lake Commission and the West Milford Lakes Committee. He reported that the purpose was to assess the water quality in West Milford, identify sources of pollution, and establishing a base line as a goal. The assessments would include testing for phosphates, nitrates, dissolved oxygen and dissolved solids, water and air temperatures, and conductivity. Mr. Rogers reviewed some of the grant particulars and stated that the Council would have to oversee the grant.

The Commission discussed purchasing equipment that would include the areas of testing that the grant project required. Mr. Rogers advised that the Governor allocated 13.5 million in funds for lakes impacted by the algae bloom. The Commission observed that the Greenwood

Lake Bi-State Commission will most likely receive \$500,000. for lake maintenance and other lake related matters.

Chairman Sangle reported that Clint Smith had contacted him about having the brush cut or cleared along Belchers Creek by the Wallisch Homestead property, adding that a boat dock and picnic area might be feasible at that location. He suggested that a highlighted map be provided indicating the areas to be cleared, but cautioned that there may be liability issues and insurance may have to be provided. Commissioner Tom Tamayne noted that this will be an ongoing project.

Green Team–Sustainability Committee: No report was available at this time. Chairman Sangle commented that he wanted to get the schools involved with the Green Team and Belchers Creek testing, and suggested that they could use one of the testing kits to practice taking samples.

NEW OR CURRENT BUSINESS

Jim Rogers remarked that the Commission has been involved in a lot of projects and have been very active the past several years. He suggested that photos of the work being accomplished should be posted on the Township website. The Secretary will contact the Township's Network Administrator for assistance in uploading the photos onto the Commission's web page.

MINUTES

The minutes from the October 7, 2019 regular meeting of the W.M. Environmental Commission were **approved** on a **motion** by Jim Rogers with a **second** by Douglas Ott.

CORRESPONDENCE RECEIVED:

The Commission reviewed the following correspondence items:

Highlands Water Protection and Planning Act Correspondence – None.

NJ Department of Environmental Protection Correspondence

1. NJDEP Freshwater Wetlands LOI-Line Verification, dated Nov. 1, 2019, received for George Mesiha, Block 16901; Lot 4, Canistear Road, regarding the construction of a new S.F. dwelling.
2. Correspondence from McKittrick Engineering, dated October 31, 2019, advising of a Treatment Works Approval Permit to alter a septic system.
3. Correspondence from Houser Engineering, dated November 19, 2019 regarding 687 Morsetown Road, Block 5708; Lot 11, for a FW G.P. #24 with respect to the repair of an existing septic system.
4. NJDEP Suspected Hazardous Substance Discharge notification, dated November 24, 2019, regarding Block 6203; Lot 13.1, Marshall Hill Road, for a release due to a cracked chemical feed line at the Birch Hill Sewer Plant, with clean up pending.
5. NJDEP Suspected Hazardous Substance Discharge notification, dated November 23, 2019, regarding Block 14102; Lot 1, Route 23, City of Newark Pequannock Water Treatment Plant, advising of a spill of fluids (potassium permanganate) inside the facility from a line that feeds a large bin, with fluids exiting the building. Non-emergent at this time.
6. Classification Exception Area (CEA) correspondence, dated November 20, 2019, received from Practical Environmental Services, advising of an investigation of ground water contamination at the Belcher Run Shopping Center site, 1590-1610 Union Valley Road, Block 6401; Lots 1 & 3.

7. Dam Safety Report correspondence received from the NJDEP, dated November 27, 2019, acknowledging receipt of the report for the dam safety inspection for Lindy's Lake Dam, NJ Dam File # 22-54, finding the structure to be in Satisfactory condition. Recommended general maintenance can be undertaken; all contact information in the EAP should be verified and updated submitted by March 31, 2020.

8. No Further Action notification received from the NJDEP, dated November 25, 2019, PI # 493776, regarding Block 5902; Lot 4, 44 Mountain Circle N, with regard to the removal of a 550 Gallon #2 HO UST.

9. No Further Action notification received from the NJDEP, dated November 20, 2019, PI # 833406, regarding Block 3705; Lot 5, 1894 Greenwood Lake Tpk, with regard to the removal of a 550 gallon #2 HO UST.

10. NJDEP Suspected Hazardous Substance Discharge notification, dated November 29 2019, regarding Block 905; Lot 11, 13 Florence Court, due to a transformer spill with cleanup in process.

11. Copy of correspondence, dated November 26, 2019, received from Practical Environmental Solutions LLC, regarding Block 6401; Lot 1, Belcher Run Shopping Center, with respect to site and remedial investigation reports, case inventory documents and CEA/WRA.

Miscellaneous Correspondence

1. Various ANJEC correspondence.
2. NJ DEP – Urban and Community Forestry Webinar Schedule.
3. Sustainable Jersey Program opportunities.

PUBLIC COMMENTS – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the December 9, 2019 regular meeting was **adjourned** at 7:50 p.m. on a **motion** by Douglas Ott and a **second** by Thomas Tamayne.

Approved: January 6, 2020

Respectfully submitted by

Tonya E. Cubby, Secretary