

**Township of West Milford**  
**ENVIRONMENTAL COMMISSION**  
**AGENDA**  
**December 14, 2015**  
**7:30 p.m.**  
**Main Meeting Room**

**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 and on the Township's website. 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, Tim Dalton, Gary Oppenheimer, Douglas Ott, Thomas Tamayne, Don Weise, Chairman Stephen Sangle.  
**Alternate Members:** Alt. #1 Jennifer Easterbrook, Alt #2 Vacant.

**PRESENTATIONS** – None.

**APPLICATIONS FOR REVIEW**

**CHRISTOPHER BIANCMANO**

**Minor Site Plan & Bulk Variances #ZB-07-15-07**

Block 14602; Lot 10.03

271 Conklin Road; R-4

**Seeking:** Minor Site Plan and Bulk Variance approval for accessory building coverage for a proposed 6500 s.f. barn addition.

**GRACE FELLOWSHIP CHURCH**

**PREL. & FINAL SITE PLAN WITH USE**

**& BULK VARIANCES #ZB06-15-07**

Block 9801; Lot 1

37 Stephens Road, R-1 Zone

**Seeking:** Preliminary & Final Site Plan Approval with Use and Bulk Variances for the proposed construction of a 40' X 60' maintenance garage at 37 Stephens Road.

**GRANT MANAGEMENT AND STATUS REVIEW**

**NJDEP NNL Reforestation Grant - \$620,197.00:** Discussion of Final Draft for Bidding Process; Update from Ron Farr, Forestry Consultant and Stephen Sangle, Chairman.

**ON GOING BUSINESS**

**Lakes Committee:** Report.

**Greenwood Lake Bi-State Commission:** Report.

**Open Space Committee:** Discuss potential open space properties.

**Environmental Contamination Issues:** Report.

**Green Team–Sustainable Subcommittee:** Report.

**Beaver Dam at Environmental Boardwalk:** Update.

**Belchers Creek Testing Project:** Update - Andy Abdul.

## **NEW OR CURRENT BUSINESS**

**Governor's Environmental Excellence Award:** Update.

## **MINUTES**

Approval of Minutes of the Regular Meetings of the West Milford Environmental Commission.

## **CORRESPONDENCE RECEIVED:**

### **Highlands Water Protection And Planning Act Correspondence**

1. Highlands Exemption #4, Water Quality Management Plan Consistency Determination, dated November 7, 2015, received for Christopher Leahy, NY, of Browns Point Lake Services, LLC, regarding the Proposed Redevelopment of the Former Bowling Alley, Block 3610; Lot 26, 1975 Greenwood Lake Tpk., for the construction of a 78,261 s.f. indoor boat storage facility. The project will be served by an ISSDS with a discharge to groundwater to be less than 2,000 GPD. This project was published in the October 7, 2015 DEP Bulletin and no public comments were received. This proposed project is subject to any other Federal, State, County, or Municipal reviews and approvals.
2. Notification of a Highlands Application, dated November 3, 2015, submitted by E2PM Project Management LLC for NYSMSA dba Verizon Wireless–West Milford 14, 1894 Route 23, Block 13602; Lot 7.01, to construct and install additional telecommunications elements within an existing wireless communication facility at the subject site, including the proposed installation of 12 wireless communications antennas on a ten-foot extension on top of an existing 120 foot tall monopole, and installation of a 6'x6' ft concrete slab in the compound for the installation of a hydrogen cell emergency generator, with additional telecommunications related construction.
3. Notification of a Highlands Application, dated November 4, 2015, submitted by E2PM Project Management LLC for NYSMSA dba Verizon Wireless – West Milford 15, 333 Warwick Tpk., Block 2802; Lot 3, to install 12 wireless communication antennas on an existing 90 foot tall tree type monopole, expansion of the compound, wireless communication equipment, 35 kw propane generator, and 12'x26' equipment shelter, with additional telecommunications related construction.
4. Highlands Exemption #4, Water Quality Management Plan Consistency Determination, dated November 19, 2015, received for Greenwood Lake Services LLC, regarding an application submitted by Houser Engineering, LLC for 2 Proposed Marina Buildings and Associated Parking for Block 3101 & 3107; Lots 9 & 2, 341 and 330 Lakeside Road, Hewitt, NJ. The project activity will be served by an individual subsurface sewage disposal system with a discharge to groundwater less than 2,000 GPD.
5. Highlands Preservation Area Exemption Determination–Exemption #11, Consistent with the Goals of the Highlands Act, dated November 23, 2015, regarding Union Valley Road/Marshall Hill Road/West Shore Road/Macopin Road Utility Improvements for the installation of underground electrical distribution circuits. The majority of the project areas will be on existing roads and shoulders within County and Municipal ROWs.

### **NJ Department of Environmental Protection Correspondence**

1. Notice from the NJDEP – Bureau of Dam Safety & Flood Control, for Farm Crest Acres Association, regarding the Upper and Lower Crest lake Dams (NJDEP File #22-333 & 334), advising that following a review of the 2015 Inspection Reports, both dams were found to be in POOR condition, with maintenance and repairs necessary. Per the Dam Safety Compliance Schedule, a conceptual design for the rehabilitation of both dams is to be submitted by December 2015.
2. Copy of correspondence dated October 28, 2015 from the Environmental Group (Investigations) LLC to Lee Steneken, ESCO Optics, regarding 171 Oak Ridge Road, transmitting the Community Right To Know Reporting Exemption Form that had been submitted indicating that the user (ESCO Optics) was below the threshold of environmental hazardous substances, and advising that the NJDEP will be conducting random inspections to verify the accuracy of the submittals.

3. Flood Hazard Area Applicability Determination, dated November 4, 2015, received from the NJDEP, Div. of L.U.R., regarding 53 Roaring Brook Way, Block 11106; Lot 7 – per the Grading Plan submitted for a proposed single family dwelling in the vicinity of West Brook, advising that a Flood Hazard Area Permit is not required since no activity is proposed for the flood hazard area of West Brook, nor is it within the riparian zone.
4. Copy of a Receptor Evaluation Form, dated November 9, 2015, from Geo-Enviro Consulting & Remediation LLC, regarding contamination at the Shell Gas Station, PI #004714, 2731 Route 23, Newfoundland, NJ.
5. Notification from the NJDEP, dated September 29, 2015, regarding DeLillo (currently Stelmach), 634 Warwick Tpk, Block 901; Lot 5 and Block 902; Lot 11, advising that an inspection on June 25, 2015 revealed the removal of woody vegetation and construction of a rock retaining wall and graveled parking area within a freshwater wetlands area, with a disturbance of 2,250 sq. ft., which requires a permit from the Div. of L.U.R. for the disturbance, or removal of the stone wall and gravel parking area and restoring the transition area to the pre-disturbed condition.
6. Notification dated November 20, 2015 received from Stewart Surveying and Engineering regarding an application being submitted to the NJDEP for a Treatment Works Approval for 53 Roaring Brook Way, Block 11106; Lot 7 with regard to the construction of a new single family house.
7. Notification of a Statewide General Permit application being submitted to the NJDEP, dated December 10, 2015, for installation of a new septic system in a wetlands transition area at 74 Maple Road, Block 10401; Lot 5 for Henry DenHerder.
8. No Further Action correspondence received from the NJDEP, dated December 1, 2015, regarding 34 Hiawatha Pass, Block 13701; Lot 17, for the removal of a 550 gal UGST.
9. Flood Hazard Area Permit and Freshwater Wetlands GP #2 received from the NJDEP, dated Dec. 1, 2015, for Orange and Rockland Utilities regarding underground electrical distribution circuit within County Rights of Ways on Macopin, Union Valley, Marshall hill and West Shore Roads.
10. Receipt of a Potable Water Supply Permit received from the NJDEP Div of Water Supply and Geoscience, dated Dec. 4, 2015, for West Milford MUA, regarding Block 3503; 18.02 and Block 218; Lot 4, for modifications to the existing water treatment plants for Wells Nos. 27 & 28 comprising of installation of caustic soda chemical feed systems for ph control and removal of the lime feed system at Well No. 28 treatment plant, and the distribution of water for potable purposes from said works.
11. Incident Report Notification from the NJDEP, dated November 25, 2015, regarding Daina Wagner, Block 11106; Lot 21, 835 Westbrook Road, regarding the construction of a deck and steps adjacent to the State open waters and riparian zones associated with West Brook, which requires application and permit authorization from the State and may result in penalties and restoration of the site.

### **Miscellaneous Correspondence Received/Sent**

1. HEPSCD Certified Soil Erosion and Sediment Control Plan, dated October 26, 2015, received for Majed Tayar for a proposed single family home on 23 Apple Lane, Block 14113; Lot 44, with a proposed disturbance of 15,000 s.f.

### **PUBLIC COMMENTS -**

### **ADJOURNMENT -**