

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

December 14, 2015

The December 14, 2015 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:34 p.m. with a reading of the Legal Notice.

ROLL CALL

Present: Andrew Abdul (7:41), Tim Dalton, Douglas Ott, Thomas Tamayne, Chairman Stephen Sangle.

Absent: Gary Oppenheimer, Don Weise, Jennifer Easterbrook.

Also Present: Ron Farr.

Chairman Sangle advised that a quorum was present to conduct this meeting.

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 from the Zoning Board of Adjustment.

Christopher Biancamano, applicant, was present to discuss his proposed barn addition with the Commission. He advised that there would be no additional lighting, and Chairman Sangle provided him with information on reusable rain water tanks for consideration. Mr. Biancamano noted that he was using the barn for horses and there would be no impact on neighboring property owners since they also own horses. At the conclusion of the discussion, the Commission had the following comments for the Zoning Board of Adjustment:

- The Commission recommended the use of a rainwater collection system for use on gardens and lawn. They reviewed the Easy On Gutterguard System (copy attached) that would keep out debris from the gutters while directing rainwater from the roof into collection tanks, reducing runoff and erosion, and providing a water source for gardens and landscaping.
- The Commission inquired if additional lighting was proposed for the pole barn and Mr. Biancamano advised that there were no additional exterior lights proposed, but he may install a single light.
- The Commission inquired if the owner will be housing additional horses in the pole barn, and commented that odor could become a concern to adjacent property owners. Mr. Biancamano indicated that they have no intention to add more horses than what they have, and the neighbors also have horses, so it would not change the character of the neighborhood.

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.

The Commission reviewed the application and plans for a proposed maintenance garage for the Grace Fellowship Church. The applicant was not present at the meeting but was advised that this application may be discussed by the Commission. Subsequent to a review of the plans, the Commission had the following comments for the Zoning Board of Adjustment:

- The Commission inquired whether there would be any contaminants stored in the proposed maintenance garage.
- The Commission recommended that spill control and adequate preventive measures be considered due to the storage of maintenance equipment and possible fluid emissions.
- The Commission inquired whether there would be any fuel transfers occurring in the facility.

- The Commission inquired about lighting that is proposed and recommended that it be installed so that it does not affect neighboring property owners.
- The Commission recommended that the applicant consider installation of a rainwater collection system for use on gardens and lawns. They reviewed an example provided by the Easy On Gutterguard System (copy attached) that would keep out debris from the gutters while directing rainwater from the roof into collection tanks, reducing runoff and erosion, and providing a water source for gardens and landscaping.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL Reforestation Grant - \$620,197.00: Chairman Sangle advised that the Township Administration is currently in a flux, with the Township Clerk due to take the position of Township Administrator in the new year. With this transition, the reforestation grant project may be delayed, especially with regard to the bid documents. Chairman Sangle suggested that he will attempt to meet with the current Administrator prior to his departure to request assistance in moving this project forward. Ron Farr, Forestry Consultant, advised that he would be meeting with the Recreation director the following day to discuss tree placement at Township recreation sites. Tim Dalton advised that tree planting photos of site had been emailed to the Commissioners.

ON GOING BUSINESS

Lakes Committee: Andy Abdul reported that the Lakes Committee had a speaker from Solar City at their prior meeting. He also reported that they reviewed their Annual Report at the meeting. He will forward a copy to the Commission. He noted that there will be no Lakes Committee meeting until March.

Greenwood Lake Bi-State Commission: Andy Abdul advised that the GWL Commission discussed the proposed drawdown which was set to begin on December 16, 2015, and they were concerned about the weeds that will be present without the drawdown.

Open Space Committee: Chairman Sangle reported that the Township Council has requested a list of priority properties for open space consideration. He noted that the Weaver Road property may still be in the works, and is the #1 priority, with the Schwarz property a close second, adding that substantial funding may be needed for acquisition of the properties. Chairman Sangle reported that the Open Space Committee would be meeting with Linda Glosinski of the Land Conservancy the following day and he would report on their discussion at the next meeting.

Environmental Contamination Issues: Tom Tamayne reported that he had not received any correspondence from the Health Officer, but reviewed some of the contaminated sites reports including No Further Action letters received under correspondence.

Green Team–Sustainable Subcommittee: Tom Tamayne advised that there would be no Green Team meetings until further notice due to poor attendance. Chairman Sangle requested that she be advised of the Easy On Gutterguard System. Tom Tamayne suggested that the new Library consider installing one these systems. Tim Dalton advised that Sustainable West Milford has been having Renee Alessio conduct educational programs, and chairman Sangle suggested that a program should be planned for the Township Council.

Beaver Dam at Environmental Boardwalk: Chairman Sangle advised that everything appears in order at the Environmental Boardwalk site, and the water appears to be flowing normally.

Belchers Creek Testing: Andy Abdul reported that he attempted to calibrate both instruments the previous night and determined that one had to be returned to the manufacturer since it would not calibrate correctly. He would keep the Commission posted.

NEW OR CURRENT BUSINESS

Governor's Environmental Excellence Awards: The Commission's Secretary reported that the Commission did not receive the award again this year, noting that the State is seeking commissions who complete projects in a specific period of time and our Commission's project are usually long term.

- Doug Ott reported on the Braemar at West Milford LLC Planning Board subdivision project, approved by the Board at a recent meeting. He advised that the developer has reduced the number of houses from 17 to 12 and they will have to comply with well requirements with regard to water supply ordinance prior to building the houses.
- Tim Dalton reported that he visited Greenwood Lake Village Health Dept to review their methods for monitoring septic systems. He noted that he could develop a program for our Township to use and was willing to assist with implementing a program. The Secretary advised that the Township has a Spatial Data system that can be used for septic monitoring, and he would have to coordinate any new procedures with Eric in Engineering (for mapping) and the Township Administrator. He commented that he would attempt to meet with the Administrator that week to discuss the matter.

MINUTES

There were no minutes available for approval at this meeting.

CORRESPONDENCE RECEIVED - The following correspondence items were reviewed by the Commission and filed:

Highlands Water Protection And Planning Act Correspondence

1. 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 – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the December 14, 2015 meeting was **adjourned** at **8:26p.m.** on a **motion** by Tim Dalton and a **second** by Tom Tamayne.

Approved:

Respectfully submitted,