

TOWNSHIP OF WEST MILFORD ENVIRONMENTAL COMMISSION

MINUTES

May 1, 2006

Chairman, Stephen Sangle, called the meeting to order at 7:37 p.m.

ROLL CALL

Present: Gillian Hemstead, Daniel Kochakji, Douglas Ott, Stephen Sangle, Bernie Stapleton. Alternates: Irene Smith, Andrew Abdul. Planning Director: William Drew. GIS Specialist: Robert Sparkes

Absent: Maryellen Gabay, Timothy Metcalf

Special Guest: Joseph Smolinski, Township Councilman

Chairman appointed the alternates to sit for absent members.

REQUESTS FOR WAIVER OF ENVIRONMENTAL IMPACT STATEMENT

ESCO PRODUCTS, INC., Preliminary & Final Site Plan #0620-0240, Block 15901; Lot 7, 171 Oak Ridge Road; LMI Zone, Waiver of Environmental Impact Statement. Ryan Steneken, President of Esco Products, Inc., and Stephen Carrozza, Architect, were present for the applicant. Planning Director, William Drew, gave an overview of the application. As no exterior expansion was proposed a **MOTION** was made by Bernie Stapleton, seconded by Douglas Ott, to grant the waiver. On voice vote all eligible members voted in the affirmative.

APPLICATIONS

VICTOR MARCHIAFAVA, Preliminary & Final Site Plan #0520-0220AB, Bulk Variance #0530-0729, Block 13602; Lot 7, 1894 Route 23 North; LMI Zone. The applicant, Victor Marchiafava, was present. William Drew, Planning Director, provided an overview of the application. Members questioned the location of the proposed building and encroachment into the steep slopes. Commission recommended that the building be moved or oriented in such a way as to not disturb the steep slopes. In addition, the Commission requested that if any outdoor lighting is proposed that a plan be submitted for review prior to construction. Concern was also expressed regarding contamination to nearby streams as a result of paints, etc. to be used on site.

TELECOMMUNICATIONS FACILITIES

OMNIPOINT COMMUNICATIONS, INC. (APSHAWA FIRE), Use Variance #0540-0706, Preliminary & Final Site Plan #0520-0214, Block 12501;

Lot 26, 666 Macopin Road; R-3 Zone. Bernie Stapleton, Steve Sangle and Gillian Hemstead to attend Zoning Board of Adjustment meeting to present Commission's recommendations.

SPRINT SPECTRUM, L.P., Use Variance #0640-0730, Preliminary & Final Site Plan #0620-0226AB, Block 1701; Lot 59, 776 Warwick Turnpike; LR Zone. Members recommended denying the proposed addition to the existing tower, as it did not meet the requirements of the ordinance.

ON GOING BUSINESS

WATERSHED MANAGEMENT AREA 3: Bernie Stapleton advised that no meeting had been held.

ENVIRONMENTAL BOARDWALK: William Drew advised he was waiting for word that the contractor was ready to proceed.

GREENWOOD LAKE 319H GRANT: Robert Sparkes emailed copies of the draft Stormwater Implementation Plan, which was a deliverable for the 319H Grant, to all members. He also advised that he had submitted a Letter of Intent to apply for a new grant. Mr. Sparkes had several meetings scheduled regarding this proposed grant and would have ideas for the Commission to consider at a future meeting.

BELCHERS CREEK FECAL TESTING GRANT: Douglas Ott advised that the members who conducted the tests during the summer had met and were ready to resume their canoe trips to gather samples. Gillian Hemstead and Robert Sparkes to appear before the Township Council on May 10th regarding grant. Discussion followed with Councilman Smolinski regarding septic tracking.

Mr. Sparkes noted that it was time for the Commission to recommend a consultant for the 604b Grant. A Proposal for Services was submitted by Princeton Hydro outlining the scope of services to be performed in connection with the 604(B) Grant. Commission members noted their previous experience with this firm and recommended that they be retained as they had the qualifications to perform the required work.

MOTION made by Stephen Sangle, seconded by Douglas Ott, to recommend Princeton Hydro be retained to assist the Township in the development of an Onsite Wastewater Treatment Systems (OWTS) Management Plan. On voice vote all were in favor. None opposed.

WEST MILFORD HIGH SCHOOL WATER MONITORING WEBSITE: Update.
604(B) GRANT APPLICATION: No report.

ANJEC 2006 PLANNING GRANTS: Review of completed and submitted grant application. Councilman Smolinski advised that he had received a number of calls from residents of West Milford Lake regarding the proposed grant. He had suggested the residents attend the meeting and voice their concerns directly to the Commission. Mr. Sangle advised the residents present that the object of the grant was to elicit ideas to improve the environment and aesthetics of the area. Mr. Drew noted that this would be an interactive process with the West Milford Lake community. He advised the Commission would obtain the necessary professionals to conduct various studies. A series of public meetings would then be held with the residents and professionals to look at alternatives for improving water quality, drainage and the aesthetics of the lake. It was noted that the DEP had decommissioned the dam and planned to drain the lake. It was hoped that this grant would provide a plan that would make the area function for both the community and the Township.

Gail Nargiso, a resident of the lake, addressed the Commission regarding a fish kill that took place last summer at the Lake, and voiced concern that such an occurrence could happen again. Ms. Nargiso also voiced concern about the existing condition of the lake and potential harm to wildlife as a result of the lake being drawn down.

The Commission requested a letter be sent to the DEP Division of Fish and Wildlife expressing the concerns of the Commission and requesting the fish be protected and the DEP monitor the condition of the lake and fish until the decommissioning occurred. The Commission also requested that the DEP take appropriate action with a fish salvage if drought conditions warrant. Ms. Nargiso advised that she had photographs of the previous fish kill, which the Commission requested she submit for inclusion with the letter to the DEP.

NEW BUSINESS

STORMWATER QUALITY REGULATIONS: William Drew advised that the yearly report was submitted as required.

OPEN SPACE PLAN - CANISTEAR ROAD PROPERTY: Review for open space purchase. Douglas Ott and Daniel Kochakji visited property and noted that there was nothing significant about the property. It was also noted that the property is not within the green belt defined by the Commission.

Mr. Drew advised that the Planning Board would be adopting an Open Space Plan as an element of the Master Plan. A discussion followed on the availability of funds from the Green Acres Program and properties that should be considered for purchase. Members recommended the Council consider applying for funds that have become available through the Green Acres program. It was also suggested that additional properties be identified for future purchase. Matter to be discussed further at the June meeting.

HISTORIC PRESERVATION GRANT: Upcoming interactive workshop with the Historic Preservation Commission, Environmental Commission, Planning Board, and Township Council. William Drew explained the purpose of the workshop and invited the members to attend.

MINUTES

Approval of minutes of the March 6, 2006 and April 3, 2006 regular meetings.
Carried.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

The following correspondence was noted and filed:

Notice dated April 7, 2006 advising that Thomas Scala is applying for an extension of an existing Freshwater Wetlands Statewide General Permit, Water Quality Certification, Waiver of Transition Area for Access and Letter of Verification and Line Verification for property known as Laurel Hollow, Block 5010; Lots 3 – 14.

Notice dated March 22, 2006 advising that Peter Rodriguez is applying for a General Permit # 25 for the repair of an existing septic system located at 328 Lakeshore Drive, Block 2416; Lot 7.

Letter dated April 3, 2006 from Jason J. Varano, Project Coordinator, DEP, in response to Commission's letter concerning funding for ESP Grants advising that due to fiscal constraints, the Department was unable to secure funding for the 2006 grants.

Letter dated March 24, 2006 from LSM Environmental Engineering-P.C. advising that Teresa Wallace is applying for Treatment Works Approval for the construction of a disposal field on property located on Florence Road, Block 905; Lot 2.

Letter dated April 17, 2006 from Terry Pilawski, Chief, Bureau of Watershed Regulation, in response to the Commission's March 8, 2006 letter regarding the definition of "impervious surface."

The Commission noted that the above letter did not answer the question. Response to be sent asking for further explanation.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

The following correspondence was noted and filed:

Notices that the following applicants have applied for a Highlands Applicability Determination:

Carl Bierwas, 1945 Macopin Road, Block 8201; Lot 2.

Determinations from the DEP regarding the following applications:

The Lane Group, West Milford Shopping Center, 1926 Union Valley Road, Block 6701; Lot 10. Notice of Technical Incompleteness.

Letter dated March 31, 2006 from Dante Di Pirro, Executive Director, Highlands Water Protection and Planning Council enclosing the Council's Annual Report for 2005.

CORRESPONDENCE

Copy of letter dated April 7, 2006 from James Van Hooker, Chairman of the Township Historic Preservation Commission, to Steven J. Edmond, Passaic County Engineer, regarding the reconstruction of the wall in front of the West Milford Presbyterian Church.

William Drew explained the proposed streetscape improvements and the effect of the construction of the wall on this project.

PUBLIC COMMENTS

Rene Alessio and Tim Dalton addressed the Commission regarding a program called Cool Cities.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:05 p.m.

Respectfully submitted,

Grace R. Davis
Secretary