

TOWNSHIP OF WEST MILFORD ENVIRONMENTAL COMMISSION

MINUTES

January 8, 2007

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

ROLL CALL

Present: Timothy Metcalf, Douglas Ott, Stephen Sangle, Bernie Stapleton.
Alternate: Irene Smith, Andrew Abdul. Planning Director: William Drew. GIS Specialist: Robert Sparkes

Absent: Maryellen Gabay, Gillian Hemstead, Daniel Kochakji.

Chairman appointed Ms. Smith and Mr. Abdul to sit for absent members.

ADOPTION OF MEETING SCHEDULE

Members reviewed the proposed schedule and suggested that due to the July 4th holiday the July meeting be moved to July 9th.

MOTION made by Douglas Ott, seconded by Bernie Stapleton to accept the meeting schedule for January 1, 2007 to December 31, 2007 as amended. On voice vote all eligible members voted in the affirmative.

SITE PLAN WAIVER APPLICATIONS

WEST MILFORD TOWNSHIP MUA, Site Plan Waiver #0620-0273W, Block 6401; Lot 6.02, 15 Lincoln Avenue; R-1 Zone. Planning Director, William Drew, advised that the Planning Board requested the Commission review the subject application and advise of any concerns that they may have with regard to the facility. Mr. Sangle noted that as a member of the MUA he would participate in the discussion, but would recuse himself from any decision made by the Commission.

Dennis Karakos, PE, Cerenzio & Panaro, P.C., the MUA engineer was present and explained the proposed improvements to the existing Birch Hill facility. Mr. Karakos outlined the project and the need for the improvements. Rick Zahnow, a representative of the manufacturer of the system, Water Remediation Technology, was also present and gave a presentation on how the system worked, how the uranium was removed and the waste disposed of. Mr. Zahnow addressed the members concerns regarding safety, security, monitoring and the transportation and disposal of the waste. Mr. Karakos outlined the proposed lighting of the facility and advised that the color of the building would blend with the surrounding woods.

After discussion, it was determined that there were no concerns that needed to be brought to the Planning Board's attention.

APPLICATIONS

CAROL AND ERIC LOUER, Preliminary Site Plan #0620-0249A, Variance #0630-0747, Block 3505; Lot 46, 1925 Union Valley Road: CC Zone. The applicant, Eric Louer, was present. Members reviewed the plans and determined that there were no environmental concerns associated with the site. The applicant indicated that the outdoor lighting would be turned off at ten p.m.

PIONEER BAR & GRILL, INC., Preliminary & Final Site Plan #0620-0270AB, Variance #0630-0762, Block 2801; Lot 2, 350 Warwick Turnpike; NC Zone. The applicant was not present. It was noted that there would be no increase in impervious coverage, as the applicant did not propose to pave the driveway or parking area. Members had no comments regarding this application.

Richard Slifer, Preliminary & Final Site Plan #0620-0260AB, Block 15701; Lot 34, 5 Allison Avenue, HC Zone. The applicant, Richard Slifer, was present. Members expressed concern regarding the proximity of the well to the septic system, the grading and stabilization of the bank.

TELECOMMUNICATION APPLICATIONS

NYSMSA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS (UGL FIRE), Preliminary & Final Site Plan #0520-0205AB, Block 1701; Lot 59, 776 Warwick Turnpike; LR Zone. Members questioned the size and height of the proposed equipment cabinet. It was noted that the facility would be higher than the fence.

NEW YORK SMSA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS (LARSEN ROAD), Preliminary & Final Site Plan #0620-0268AB, Block 11401; Lot 8.05, Larsen Road; LR Zone. Concern was expressed with regard to the increased size of the proposed cabinets and requested the applicant provide information as to the need for the larger equipment buildings. A resident of the Township, Monica Murray, was present and advised the members of her concerns with regard to this tower.

ON GOING BUSINESS

HIGHLANDS REGIONAL MASTER PLAN: William Drew provided a brief overview of the Plan and the scheduling of public hearings. Members will be kept informed as the process continues.

BELCHERS CREEK FECAL TESTING GRANT: Robert Sparkes advised that the final report was being prepared.

604(B) GRANT APPLICATION: Robert Sparkes advised that the work on this grant would be starting in February.

GREENWOOD LAKE 319H GRANT: Robert Sparkes advised that the Township Council had adopted a resolution allowing for the BMPs to be installed on County roads. Mr. Sparkes also provided an update on the status of the 2007 grant. He also noted that the removal of tree stumps from the Lake was scheduled to start this month.

STREETSCAPE VISIONING: Report on final visioning session. Carried.

COUNTY OPEN SPACE PLAN: 2005 Open Space and Farmland Preservation Trust Fund Agreement received for Westbrook Tennis & Basketball Courts and Eagle Ridge. Nothing new to report.

ENERGY COMMITTEE: No Report.

LAKES COMMITTEE: No Report.

URBAN FORESTRY GRANTS: No report.

COMMUNITY FORESTRY PLAN: Request from Township Administrator to provide input on how this program would interface with the streetscape program. William Drew and Robert Sparkes provided additional information as requested. Mr. Drew noted that the Administrator advised that this matter would be scheduled for the February 7th Council workshop. Members again expressed their unanimous support for this project and requested the Council not delay acting on this matter.

AUTUMN LIGHTS FESTIVAL: No further discussion.

LAWN FERTILIZERS ORDINANCE: Members noted that their recommendation had previously been sent to the Township Council. William Drew distributed copies of the latest draft of the ordinance. During discussion it was recommended that residents be given a warning for a first offense and a small fine for a second offense. The fines for commercial businesses are to remain the same. It was also recommended that the phosphates level to be 0%. Members to email any additional comments to Mr. Drew for forwarding to the Township Administrator.

ANJEC: Robert Sparkes and William Drew to set up meeting with ANJEC to discuss a previous proposal, which had been favorably received, but did not receive funding last year. Members had no other suggestions for the 2007 Planning Grants.

NEW BUSINESS

ANNUAL REPORT: Yearly report from Environmental Commission to Township Council. Copies of previous reports to be provided for review. Councilman Smolinski was present and suggested that the Commission make a presentation to the Township Council. Matter to be discussed further at the February meeting.

WATERSHED MANAGEMENT AREA 3: Robert Sparkes advised that he and Bernie Stapleton attended a recent meeting and provided the members with an update on the activities of the group. He noted that one of the items being discussed was an ordinance to control the phosphate level in lawn fertilizers.

WEST BROOK PARK PROJECT: Mr. Sparkes advised that this project was scheduled to start in the spring.

MINUTES

MOTION made by Douglas Ott, seconded by Stephen Sangle, to approve the minutes of the December 11, 2006 regular meeting. On voice vote all eligible members voted in the affirmative.

PUBLIC COMMENTS

No one wished to speak.

ADJOURNMENT

Meeting adjourned by unanimous consent at 10:15 p.m.

Respectfully submitted,

Grace R. Davis
Secretary