

TOWNSHIP OF WEST MILFORD

ENVIRONMENTAL COMMISSION

MINUTES
April 4, 2005

Chairman, Stephen Sangle, called the meeting to order at 7:32 p.m.

ROLL CALL

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

Absent: Maryellen Gabay, Gillian Hemstead.

APPLICATIONS

STEVEN & CHRISTINE CASTRONOVA, Minor Subdivision #0510-1973, Bulk Variance #0530-0702, Block 7213; Lot 1, 12 Valley View Lane; R-2 Zone. Request for waiver of Environmental Impact Statement. Applicant Steven Castronova was present. After discussion the Commission recommended the waiver be granted. **MOTION** made by Douglas Ott, seconded by Daniel Kochakji, to waiver the EIS. On voice vote all were in favor.

VICTOR MARCHIAFAVA, Concept Subdivision #0510-1972, Block 13602; Lot 7, 1894 Route 23 North; LMI Zone. The applicant, Victor Marchiafava, was present. Members expressed concern regarding groundwater seepage from the equipment and materials being used and requested that precautions be taken to prevent leakage.

TELECOMMUNICATIONS FACILITIES

CELLULAR TELEPHONE COMPANY, d/b/a AT&T WIRELESS (OAK RIDGE), Preliminary & Final Site Plan #0420-0190AB, Block 16307; Lot 21, 364 Oak Ridge Road; CC Zone. Construct a wireless telecommunications monopole and equipment cabinets. Revised plans and Environmental Impact Statement received. Ronald J. Ignneri, PE was present for the applicant. Commission had no further comments.

OLD BUSINESS

BELCHER'S CREEK: William Drew advised that the final report was being completed and will be submitted to Pat Rector, DEP representative from Division of Watershed Management. He further noted that a report on the pumping of the sedimentation basins had been received. Gerald Storms, Director of Public Works, advised he would be available for a future meeting of the Commission to discuss the results of the project. Members suggested that the elevation and placement of the basins be considered in determining how effective they are.

WATERSHED MANAGEMENT AREA 3: Bernie Stapleton reported that the meeting was called off. Robert Sparkes advised that he was collecting materials for distribution at the Autumn Lights Festival. The Commission is in charge of education and will have a booth at the Festival, which will be manned by the Boy and Girl Scouts. Copies of materials to be made available to Maryellen Gabay.

ENVIRONMENTAL BOARDWALK: William Drew advised that the bids were distributed by the Construction Official to several contractors. Proposals to be reviewed at next meeting.

OPEN SPACE: Review and prioritization of potential parcels for recreation and/or open space. William Drew advised that the draft Open Space Plan had been forwarded to Green Acres for their review and approval. The prioritization mapping to be completed. He noted that recreational use could be considered when choosing properties. Rob Sparkes presented a map for the Board's review. A Subcommittee consisting of Douglas Ott, Timothy Metcalf and Daniel Kochakji was formed to draft the criteria for the purchase of property.

STORMWATER MANAGEMENT PLAN: William Drew noted that the Engineering Department is soliciting proposals for writing a Stormwater Master Plan. Rob Sparkes to provide mapping.

NEW BUSINESS

K. HOVNANIAN AT WEST MILFORD/EAGLE RIDGE: Water quality test of Morsetown Brook. Matter was previously discussed.

WEST MILFORD TOWNSHIP WATER ALLOCATION APPLICATION: After discussion members requested a letter be sent to the DEP Office of Water Allocation requesting that the DEP response to the public comments made at the public hearing held in West Milford Township by the DEP be provided to the Township Environmental Commission. It was further requested that the Commission be advised of that offices' review of the PMK Report, which was forwarded to the DEP on March 4, 2002 by the West Milford Township Planning Board. Copies of correspondence to be sent to the Township Council, Senator Martin and DEP Commissioner Bradley Campbell. The Commission further requested that their office acknowledge this correspondence and a response forwarded to the Commission in time for their meeting date of May 2, 2005.

WOODLAND AND WOODLOT MANAGEMENT PLANS: Correspondence from Hudson-Essex-Passaic Soil Conservation Service. It was noted that the Service did not have jurisdiction in this matter. Members requested a letter be sent to the property owner expressing concerns regarding the possible negative impact from the vehicles traversing the wetlands.

WELLS: Discussion on Planning Board policy regarding installation of wells prior to issuance of building permits. The Commission discussed the timing of

drilling a well as part of the construction of a new home. The Commission noted that a well should be required to be drilled prior to the issuance of a Building Permit in the same manner as an approved septic system design is required prior to a Building Permit being issued. The Commission further noted that this would be advantageous to the homeowner as it would provide the most flexibility in locating a good well, as well as ensuring adequate water supply prior to incurring the major expense of home construction.

MOTION made by Douglas Ott, seconded by Daniel Kochakji, to recommend to the Township Council that an ordinance be adopted as part of the general health ordinances of the Township under the authority of the Health Officer requiring the drilling of a well prior to the issuance of a Building Permit. The Commission requested the Council direct the Township Administration to diligently pursue the preparation of this ordinance. On voice vote all were in favor. None opposed.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

The following correspondence was noted and filed:

Notice dated February 8, 2005 advising that George Schmidt is applying for a General Permit for the repair of a septic system located at 50 Shadyside Road, Block 806; Lot 10.

Letter dated March 9, 2005 advising that Robert Schmidt is applying for a treatment Works Approval for property located at 11-13 Paterson Road, Block 2001; Lot 12.

Notice dated March 24, 2005 advising that Said Hashimi is applying for a General Permit No. 25 for the construction of a septic alternation for property located at 578 Macopin Road, Block 13401; Lot 7.

Notice dated March 17, 2005 advising that the West Milford Shopping Plaza is submitting a Treatment Works Application for property located at 1926 Union Valley Road, Block 6701; Lot 10.

Copy of letter dated March 23, 2005 from the DEP to Passaic County for the recording of Notice of Violation issued to Anthony Galletti for violation of Freshwater Wetlands Protection Act for Block 1001; Lot 32.

CORRESPONDENCE

The following correspondence was noted and filed:

Notice dated March 7, 2005 from Rockland Electric Company advising of maintenance to be conducted along overhead electric distribution wires in various areas of the Township.

Copy of letter dated March 29, 2005 from William Drew, Planning Director, to James Rogers, Passaic County Planning Board, regarding Invitation to Submit Proposal for repair work to the Environmental Boardwalk.

Copy of *High Ground* Winter 2005 edition.

PUBLIC COMMENTS

No one wished to speak.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:36 p.m.

Respectfully submitted,

Grace R. Davis
Secretary