

# TOWNSHIP OF WEST MILFORD

## ENVIRONMENTAL COMMISSION

### MINUTES

**February 6, 2006**

Chairman, Stephen Sangle, called the meeting to order at 7:30 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.

Joseph Smolinski, a newly appointed Councilman, was present to familiarize himself with the Commission and its work.

Andrew Abdul was welcomed as a new member.

### APPLICATIONS

**JACK JAUST, Preliminary & Final Site Plan #0520-0222AB, Variance #0530-0721**, Block 16005; Lot 12, 96 Oak Ridge Road; CC Zone. Members expressed concern regarding impervious coverage and requested the applicant provide calculations showing the percent of impervious coverage to total area of lot.

The members discussed the definition of gravel and whether it is impervious. The members suggested a letter be sent to the DEP requesting a clarification of impervious coverage and if gravel falls into that category.

### 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. Members noted that this tower would exceed the height established by the Township ordinance and after discussion determined that the ordinance should be adhered to.

**MOTION** made by Stephen Sangle, seconded by Douglas Ott, to recommend that the applicant's request to extend the tower be denied.

On roll call vote: Yes – Gillian Hemstead, Daniel Kochakji, Douglas Ott, Bernie Stapleton, Irene Smith, Andrew Abdul, Stephen Sangle

No - None

## **OLD BUSINESS**

**WATERSHED MANAGEMENT AREA 3:** Bernie Stapleton attended a recent meeting and reported that there were no discussions pertaining to the Township.

**ENVIRONMENTAL BOARDWALK:** William Drew reported that the DPW was to coordinate the pick up the material from Home Depot. Mr. Drew also noted that he had spoken to the Township Attorney regarding the contractor's contract, which indicated that the contractor would be responsible for supplying the materials for the project. The Attorney advised that the contract would be amended as requested and a new contract provided for Mr. Flader, the contractor, to sign.

**GREENWOOD LAKE 319H GRANT:** Robert Sparkes reported that Princeton Hydro was ready to proceed with the next phase of the grant. He noted that all the high priority storm drains were on County roads. A meeting was held with the County Engineer, who agreed to participate in the project and will install and maintain the drains.

**BELCHERS CREEK FECAL TESTING GRANT AND 604(B) GRANT APPLICATION:** Robert Sparkes reported that the 604(B) grant was expanded to include additional data such as well locations, date of property sales, recent upgrades to septic systems and genetic testing. Additional grant funds have been provide and the study area has been defined. Douglas Ott noted that the members were prepared to renew the trips for water testing. The location and number of tests to be performed was discussed. A discussion followed on the source of the pollution and ways to correct it. William Drew advised that he and the Township Health Officer had met with representatives of the Highlands Council, who requested information regarding areas experiencing septic problems. He also noted that this is an extensive grant project that gets beyond the testing level and into addressing how to resolve the problem. Mr. Sparkes noted that Princeton Hydro would be meeting with the Commission every three months to provide a progress report.

**WEST MILFORD HIGH SCHOOL WATER MONITORING WEBSITE:** Douglas Ott noted that this is an ongoing project with the High School Chemistry Department and the Environmental Club. The club members are eager to help and will be gathering water samples on the entire length of Belchers Creek. Mr. Ott explained the he and Mr. Sparkes are helping the school to perfect a computer program, which will be used to store the collected data.

**STORMWATER QUALITY REGULATIONS:** Public information and awareness. Education. William Drew advised that a public information sheet was sent to all Township residents with the recycling schedule. Mr. Sangle suggested that stickers be distributed to remind residents of need to pump their septic system.

It was also recommended that when a system is pumped that the information be provided to the Health Department, who could then send a reminder to the resident when the system needed to be pumped again. It was further suggested that septic companies and engineers, who design these systems, be approached to help inform residents of the importance of maintaining their septic system. Members proposed an ordinance be introduced requiring septic systems be pumped on a regular basis and that the septic company provide a record of the procedure to the Township. Mr. Smolinski to bring the matter before the Council for discussion. Mr. Abdul suggested that the Commission design the sticker so that they are all uniform. Information to be obtained on where to obtain the stickers and the cost involved. Stickers to be distributed at Autumn Lights Festival.

**ANJEC 2006 PLANNING GRANTS:** William Drew advised that March 30 is the deadline for filing a grant application. He further noted that he would be working with the Planning Board Master Plan Committee on properties that would qualify for the grant.

## **NEW BUSINESS**

**OPEN SPACE:** Members discussed recent article regarding allocation of open space funds. Members expressed concern regarding the future use of the Sheraton property, which was the number two priority for open space acquisition. Memo to be sent to Township Council advising of Commission's concern and requesting information regarding the future use of this property.

## **MINUTES**

**MOTION** made by Douglas Ott, seconded by Daniel Kochakji, to approve the minutes of the November 7, 2005 regular meeting. On voice vote all eligible members voted in the affirmative.

**MOTION** made by Douglas Ott, seconded by Stephen Sangle, to approve the minutes of the January 9, 2006 regular meeting. On voice vote all eligible members voted in the affirmative.

## **DEPARTMENT OF ENVIRONMENTAL PROTECTION**

The following correspondence was noted and filed:

Notice dated December 20, 2005 advising that Richard Brands is applying for a General Permit for the installation of a subsurface sanitary disposal system for property located at 117 Germantown Road, Block 13704; Lot 9.

Letter dated December 22, 2005 from Stewart Surveying & Engineering, LLC enclosing a revised grading plan/septic design and Treatment Works Approval application for Geraldine Mines, Block 10901; Lot 10.01, Otterhole Road.

Letter dated January 17, 2006 from the DEP granting an extension of the application submitted by Shoebox Storage LLC for a Letter of Interpretation for property located on Oak Ridge Road, Block 16006; Lot 1 and Block 16005; Lot 16.

Notice dated January 13, 2006 advising that Thomas & Terry Dockray are applying for a General Permit for property located at 247 Germantown Road, Block 14112; Lot 4 for the installation of a sub-surface sanitary disposal system.

### **HIGHLANDS WATER PROTECTION AND PLANNING ACT**

Letter dated December 15, 2005 from the DEP advising that the application submitted by Omnipoint for property located on Dockerty Hollow Road, Block 8002; Lot 2 is exempt from the Highlands Act. The Water Quality Management Plan was not addressed. Noted and filed.

Letter dated December 30, 2005 advising that Omnipoint Communications, Inc. has submitted a Highlands Applicability Determination Application for property located in the Center Island of Route 23, Block 14102; Lot 1. Noted and filed.

Letter dated January 18, 2006 advising that New Cingular Wireless has submitted a request for Highlands Protection Area Approval for property located 364 Oak Ridge Road, Block 16307; Lot 21. Noted and filed.

Letter dated January 25, 2006 from the DEP advising that the application submitted by Eugene and Elaine Prais for property located at 114 Dockerty Hollow Road, Block 8401; Lots 22 and 23 is not exempt from the Highlands Act. It is consistent with the Water Quality Management Plan.

William Drew noted that this applicant was denied an exemption and is required to file for Highlands approval.

Letter dated January 3, 2006 from the DEP advising that the application submitted by Rui Filipe for property located at 934 Macopin Road, Block 14001; Lots 11 and 12 is technically incomplete. Noted and filed.

Notice dated January 5, 2006 advising that Verizon Wireless-Ryan Maybeck is applying for a Highlands Determination for property located on Larsen Road, Block 11401; Lot 8.05. Noted and filed.

### **PUBLIC COMMENTS**

There were no members of the public wishing to speak.

**ADJOURNMENT**

Meeting adjourned by unanimous consent at 9:27 p.m.

Respectfully submitted,

Grace R. Davis  
Secretary