

TOWNSHIP OF WEST MILFORD ENVIRONMENTAL COMMISSION

MINUTES

January 7, 2008

7:30 p.m.

Main Meeting Room of Town Hall

Chairman, Stephen Sangle, called the meeting to order at 7:34 p.m.

ROLL CALL

Present: Gillian Hemstead, Douglas Ott, Irene Smith, Bernie Stapleton, Maryellen Gabay, Chairman Stephen Sangle, Planning Director William Drew, GIS Specialist Robert Sparkes,

Absent: Andrew Abdul, Timothy Metcalf, MaryEllen Gabay

Chairman Sangle asked David Watson Hallowell to sit in for Andrew Abdul, who was absent. All absent members gave notification of their absence.

APPLICATIONS

WOODWARD AND CORINNE BALL

Preliminary and Final Site Plan #0620-0253AB

Block 16005; Lots 8 and 9
25 Paradise Road; LMI Zone

William Drew, Planning Director reviewed the Woodward Ball site plan application, noting that it is on the Planning Board agenda for 01-24-08. The applicant had requested a waiver of an Environmental Impact Statement. The applicant intends to use the site, which was formerly a mill, as the location of a landscaping business. Mr. Drew reviewed the site and noted that it is fairly flat and somewhat barren. Buffers along the property may be required by the Planning Board in order to sustain minimal disturbance and prevent runoff to watershed property. Chairman Sangle inquired about proper storage of materials, equipment and mulch. Mr. Drew advised that the plan is not as complete as it could have been, and that adjustments may be made to the plan, as necessary. He continued with an explanation of the site and surrounding areas. The Chairman inquired about eh lighting and disposal of petroleum products from machinery.

TELECOMMUNICATION APPLICATIONS

Bernie Stapleton inquired about a cell tower at the top of Warwick Turnpike and whether the Commission had reviewed plans for this. Mr. Drew replied that this use variance took several years for approval and construction, and the Commission reviewed this some time ago.

GRANT MANAGEMENT AND STATUS REVIEW

WEST MILFORD LAKE – ANJEC GRANT – The Chairman advised that he would not be at the February meeting and had asked Douglas Ott to Chair the meeting. Rob Sparkes advised the Commission that Les Lynn was invited to attend this meeting to get the Commission's final ideas prior to the last public meeting on West Milford Lake. Chairman Sangle discussed the overlays and Mr. Sparkes noted that he will consult with Princeton Hydro, as this was not part of the original proposal. There is no time frame for the breaching of the dam, but Mr. Sparkes advised that the intent is for the Environmental Commission to meet with the DEP prior to this occurring.

Dr. Lynn advised that he received one email from a resident but no one else contacted him regarding the plans. When inquiring about the funds for the project, it was noted that part of the dam breaching plan is to stabilize the bank. Dr. Lynn advised that the plan needed to be implemented as soon as possible after the breaching once we receive notification on the timetable from the DEP. He expressed a major concern about invasive species being abated. Mr. Drew noted that as part of the Highlands Master Plan draft, grant monies are available for science related projects. Dr. Lynn inquired whether Princeton Hydro included removal of fragmities, and Mr. Sparkes advised that he contact Fred Lubnow to include this in the plan. Dr. Lynn also discussed an experimental forest as an option. Mr. Drew advised that the Township Engineer is concerned with downstream areas, including Adelaide Terrace, that could be prone to floods.

The Commission continued with some discussion about the history of West Milford Lake, the project, and the presentation scheduled for February 4, 2008. The meeting will begin at 6:30 p.m. Dr. Lynn left the Environmental Commission meeting at this time.

604(B) GRANT APPLICATION - Rob Sparkes advised that he did not anything to report on this matter.

2004 GREENWOOD LAKE 319H GRANT - Rob Sparkes reported that he will investigate applying for an extension. The deadline for the 2004 grant is February 2008.

2007 STORMWATER IMPLEMENTATION GRANT 319H GRANT – Rob Sparkes reported that Princeton Hydro was researching local surveyors to complete surveying, and a firm may have been selected.

STREETSCAPE GRANT – William Drew reported that the firm which he, Rich McFadden, and the Administrator are recommending to the Township Council the following Wednesday has lots of experience with streetscape planning and is very aware of the Highlands issues.

URBAN FORESTRY GRANT – Rob Sparkes reported that he has a call into Passaic County and has not heard from them to date.

ON GOING BUSINESS

COMMUNITY FORESTRY PLAN – Rob Sparkes advised that he had nothing new to report on this matter.

ENERGY COMMITTEE - Douglas Ott reported that there are some issues to be dealt with on the Energy Committee. It was noted that there is some frustration regarding the energy consumption by the Township, and Committee is exploring the most efficient and cost effective alternatives.

LAKES COMMITTEE – Irene Smith reported that she was unable to attend the December meeting and had nothing new to report. Rob Sparkes reported that he and William Drew attended a Lakes Committee meeting and discussed a lake management plan for individual lake communities. The lake committee representatives asked what they could do to assist. Mr. Sparked and the Commission discussed a lake characterization and implementation plan, and asked for approval from the Commission to speak to the Lakes Committee and ask for their endorsement to begin work on this. A grant may be available from ANJEC for a manual or guidebook. The Commissioners discussed some options for the manual.

Motion by Steven Sangle, with a second by Douglas Ott to move forward on researching a grant to provide funds for a manual for lake management. On a voice vote, all approved.

WETLAND MITIGATION PROJECT – Rob Sparkes reported that he had nothing new to report on this matter.

SEPTIC MAINTENANCE - Mr. Sparkes reported that the subcommittee may want to meet as soon as possible. Chairman Sangle advised that Greenwood Lake, NY has a plan for pump out every 5 years, but the Commission had discussed every 3 years.

NEW BUSINESS

END OF YEAR REPORT – There was discussion about Gillian Hemstead’s presentation on the Commission’s Year End Report to the Township Council. The Commission would review the report in February with Ms. Hemstead.

EPA GRANT – Rob Sparkes reported that he investigated the grant that would create a community organization to research causes of pollution in the Township. The grant is involved and is due March 3. Mr. Hollowell asked for the information and he would look into this.

MINUTES

On a motion by Steven Sangle, with a second by Douglas Ott, all approved the minutes of the December 10, 2007 regular meeting.

REGIONAL MASTER PLAN

Mr. Drew gave the Commission a review of the Regional Master Plan. He advised that the purpose and intent is the same as in the original draft plan, but he noted that this plan goes further and includes policies, goals and objectives. There is an outline for ways these can be achieved. He discussed numerous aspects of the plan, and advised that he expects this plan to be adopted. Following that, the time period will be 15 months for plan conformance, which, he added, will be a monumental task. He noted that the Environmental Commission is already involved in many of the projects that will result from this. He outlined the steps that will need to be taken for plan conformance. He suggested a an EC subcommittee to begin meeting on this. The Chairman advised the Commission members to consider who would make up this two-member subcommittee.

CORRESPONDENCE

The following correspondence was received by the Commission and filed:

Notice of Technical Incompleteness dated December 4, 2007 from the NJ DEP regarding WV's Coffee Expresso, 3034 Route 23, West Milford, Block 16001, Lots 5 & 6 – request for revised plans with redesigns satisfying reconstruction exemption criteria, letter from the Municipality confirming impervious coverage was existing on August 10, 2004, and additional details for the coffee kiosk flows and/or verification of approval by the County Health Department.

Highlands Exemption Application notification dated December 19, 2007 for Brookside Development, LLC for 121 Union Valley Road, Block 14601; Lot 5.01.

Agency Determination dated December 4, 2007 regarding Highlands Act – Not Exempt and Water Quality Management Plan – Consistent for Porebski, Private School, 1640 Union Valley Road, West Milford, Block 7006; Lot 3.

Notification dated December 10, 2007 for Martin Kowalczyk, 833 East Shore Road, Hewitt, NJ, Block 4401; Lot 14 regarding application for a General Permit for installation of a sub-surface sanitary disposal system.

ANJEC Invoice and Voucher Certification Form and 2008 Membership Dues - \$370.00

Resolution 2008-007 of the Township of West Milford Re-establishing a Lakes Committee

Resolution 2008-005 Resolution of the Township of West Milford Re-establishing an Energy Committee

Pequannock Post – volume 12, Issue 6 – December 2007

PUBLIC COMMENTS

No one was present to address the Environmental Commission.

ADJOURNMENT

With no other business to discuss, a **motion** to adjourn was made by Chairman Stephen Sangle, with a **second** by Bernie Stapleton. Upon unanimous consent, the meeting adjourned at 9:35 p.m.

Respectfully submitted by

Tonya E. Cubby, Secretary