

TOWNSHIP OF WEST MILFORD

ENVIRONMENTAL COMMISSION

MINUTES

May 7, 2007

In absence of Chairman, Douglas Ott, called the meeting to order at 7:39 p.m.

ROLL CALL

Present: Andrew Abdul (Arrived Late), Gillian Hemstead, Timothy Metcalf, Douglas Ott, Stephen Sangle (Arrived Late), Bernie Stapleton, Alternates: Maryellen Gabay (Left early), David Watson-Hallowell. Planning Director: William Drew. GIS Specialist: Robert Sparkes

Absent: Alternate: Irene Smith.

APPLICATIONS

ERNEST OAKES, Bulk Variance #0730-0769, Amended Preliminary and Final Site Plan #0120-0114, Block 6002; Lot 44.03, Burnt Meadow Road; LMI Zone. Members expressed no concerns with regard to this application.

ROBERT COYMAN, Minor Subdivision #0710-1980, Bulk Variance #0730-0774, Block 7902; Lots 5, and 6, 2016 Macopin Road; OT Zone. Members had no comments with regard to this application.

1952 UNION VALLEY ROAD, LLC, Use Variance #0540-0698, Preliminary & Final Site Plan #0420-0167AB, Bulk Variance #0430-0647, De Minimis Exception, Block 3601; Lots 1 & 3, 1952 Union Valley Road; CC Zone. Members voiced a number of concerns with regard to this application including the runoff of gasoline and pollutants into Belchers Creek and Greenwood Lake and the lack of improvements to Stainsby Court. After discussion the Commission had the following recommendations and questions: 1. Is there any pumping from the three-inch discharge on to Stainsby Court; 2. Was there any testing done when the property changed ownership from Shell to the current owner; 3. Is there a Phase II Environmental Site Assessment that would show that there is no contamination existing in the soil that may pose a danger in the future; 4. What is the percentage of impervious surface; 5. Is the interceptor system adequate to protect against any possible discharge of gasoline into the storm drains; 6. Is there a possible connection to the existing storm system on Union Valley Road; 7. Why are they not discharging into the County drain system.

David Watson-Hollowell to be present at Board of Adjustment meeting to present Commission's concerns.

TELECOMMUNICATION APPLICATIONS – None.

ON GOING BUSINESS

604(B) GRANT APPLICATION: Dr. Fred Lubnow from Princeton Hydro was present and updated the Commission on the status of the grant. The plan is to develop site specific recommendations on dealing with septic systems in the Greenwood Lake basin. Dr. Lubnow noted that the 2004 319 grant had developed a stormwater implementation plan for the Greenwood Lake watershed, which was a blueprint for how to deal with phosphorus emanating from stormwater. The 604(B) grant will focus on the septic system load. The two components to be studied are total phosphorus and fecal coliform. He explained the testing would be conducted by the Environmental Commission, who will be trained by the DEP. Other elements of the grant include the phosphorus loading model and the development of a database to provide long term tracking of existing septic systems. As part of the program, recommendations will be made on alternative septic systems that could be implemented. Robert Sparkes noted that a meeting was being scheduled with the DEP to coordinate the project. He also noted that a survey was prepared for local homeowners, which he distributed to the members with a request that they provide any comments to him. Mr. Lubnow will keep the Commission apprised of the progress of the grant by attending Commission meetings every three months.

2004 GREENWOOD LAKE 319H GRANT: Robert Sparkes advised that the final phase of this grant is the installation of two BMPs on Greenwood Lake Turnpike. The bids for this work were completed and responses were due within the month.

2007 STORMWATER IMPLEMENTATION GRANT 319H GRANT: Mr. Sparkes reported that all parties had signed off on this grant and he was waiting for the final agreement to be received. He further noted that at the recommendation of the Commission Princeton Hydro would also be working as a consultant on this grant.

STREETScape GRANT: William Drew reported that a Request for Proposal was being prepared for the project. As part of the consultant's responsibilities they will prepare a concept report to be presented and accepted before proceeding to construction plans.

COMMUNITY FORESTRY PLAN: It was noted that a Resolution in support of this project was adopted by the Township Council.

ENERGY COMMITTEE: Timothy Metcalf reported that no there was no update since the last meeting. The Township Attorney was reviewing the methodology for the contract. If acceptable a representative of Honeywell will meet with the Township Council to answer all questions and concerns. It was further noted that he had been advised that another firm had expressed an interest in the project. Commission requested a letter be sent to the Township Council recommending that the Township continue with Honeywell so as to not delay the project. On

voice vote all members with the exception of Mr. Metcalf, who abstained, were in favor.

LAKES COMMITTEE: Robert Sparkes advised that the committee was interested in working with the Commission on the 604(B) grant. Memo from Township Administrator regarding septic maintenance was distributed for review and discussion at the next meeting of the Commission.

URBAN FORESTRY GRANTS: Robert Sparkes advised that he had contacted Kathleen Caren at the County with regard to reimbursement for these grants and any unused funds that might be available. Available funds to be utilized for repair of environmental boardwalk.

LAWN FERTILIZERS ORDINANCE: William Drew noted that he ordinance was adopted. Application and license for landscapers reviewed. He advised that the Health Department had notified the landscaping companies of the requirements. Members suggested that commercial operators be supplied with a decal for their trucks indicating that they are complying with the ordinance.

WETLAND MITIGATION PROJECT: Ramapo College-Wallisch Estates Property. Robert Sparkes outlined the project and advised that an application had been submitted to the DEP.

NEW BUSINESS

ANNUAL REPORT: Yearly report from Environmental Commission to Township Council.

MOTION made by Douglas Ott, seconded by Stephen Sangle, to forward the report to the Township Council. On voice vote all members voted in the affirmative.

PASSAIC COUNTY OPEN SPACE TRUST FUND: Recommendations for grant application. William Drew noted that the applications for the current year had been received. After discussion the Commission reaffirmed their prior recommendation that the Eagle Ridge property be considered for purchase.

MINUTES

MOTION made by Douglas Ott, seconded by Stephen Sangle, to approve the minutes of the March 5, 2007 and April 2, 2007 regular meetings. On voice vote all eligible members voted in the affirmative.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

The following correspondence was noted and filed:

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

Kurt Renzland, 900 Burnt Meadow Road, Block 4601; Lot 16

Determinations from the DEP regarding the following applications:

Apshawa Fire House, 666 Macopin Road, Block 12501; Lot 26. Exempt. Water Quality Management Plan – Consistent.

Steven & Christine Castronova, 12 Valley View Lane, Block 7213; Lot 1. Not Major Highlands Development. Water Quality Management Plan – Consistent.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Letter dated April 11, 2007 from RETTEW advising that Ramapo College is applying for a Wetlands Permit for the Wallisch Nature Trail to be located on Block 6401; Lot 6.01; Block 6607; Lot 1, Block 6608; Lot 1 and Block 6609; Lot 1. Noted and filed.

CORRESPONDENCE – None.

PUBLIC COMMENTS

No one wished to speak.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:55 p.m.

Respectfully submitted,

Grace R. Davis
Secretary