

TOWNSHIP OF WEST MILFORD ENVIRONMENTAL COMMISSION

MINUTES

November 5, 2007

7:30 p.m.

Main Meeting Room of Town Hall

Following the West Milford Lake informational session, the Regular meeting of the Township of West Milford Environmental Commission was called to order at 7:55 p.m. by Chairman Stephen Sangle with a reading of the Legal Notice.

ROLL CALL

Present: Andrew Abdul, Gillian Hemstead, Timothy Metcalf, Douglas Ott, Bernie Stapleton, Maryellen Gabay Chairman Stephen Sangle, Planning Director William Drew, GIS Specialist Robert Sparkes

Absent: Irene Smith, David Watson-Hallowell

Chairman Sangle asked MaryEllen Gabay to sit in for absent member Irene Smith.

APPLICATIONS

SUNNY BLUE, LLC

Preliminary and Final Site Plan #0720- 0286AB

Bulk Variance #0730-0787

Block 5701, Lot 1

1502-12 Union Valley Rd; CC Zone

Planning Director William Drew reviewed the Sunny Blue, LLC application with the Environmental Commission. He advised that the applicant is proceeding with the plan originally presented to the Planning Board. Mr. Drew noted the proposed plan contains less square footage than currently exists, and the present driveway will be eliminated. The applicant has submitted a Limited Environmental Impact Statement. A Commission member inquired about the number of parking spaces and Mr. Drew replied that there would be 63. There was discussion about the number of spaces and the configuration of the parking area. He reviewed the drive thru and the landscaping plan. With regard to the Township streetscape plan that has recently gone out for proposals, Mr. Drew advised that the applicant would be required to comply with the streetscape plan when approved. A landscape architect was retained to work with the applicant.

With regard to the Limited E.I.S., the applicant is proposing to maintain sediment basins, with the installation of basins to collect debris so the water quality would be better leaving the site. He discussed the stormwater improvement plan, which the applicant has complied with. There are several other design issues that need to be addressed by the applicant. Councilman Smolinski, who was present at the meeting, inquired about several items on the plan. He noted that most residents he spoke with are comfortable with the plan. Mr. Drew advised that the rear of the building has been enhanced, in addition to a roof and window re-design, in order to address the view facing the residents adjacent to the building. The Commission discussed the number of handicapped spaces, and concurred

that the applicant should be advised that more spaces are needed than the three required and proposed. Mr. Drew asked that any further concerns be brought to his attention before the Planning Board meeting on November 8th.

MR. WONTON LLC
Preliminary & Final Site Plan #0720-0305AB
Block 6303; Lot 18
1546 Union Valley Road; VC Zone

Planning Director William Drew advised that a review of this application revealed a request for an Environmental Impact Statement (E.I.S.) Waiver. He gave an overview of the application, noting that the applicant had begun work on the subject site without permits, and a stop work order had been issued. The applicant has proposed paving of an existing gravel area with the addition of five parking spaces, and adding an access area with four parking spaces. There is no lighting proposed in the plan. The Commission discussed waterflow to Adelaide Terrace, and proposed stormwater plans. Mr. Drew advised that an extensive landscaping plan had been developed, but there was no indication of inlets. A member commented that the engineer would be reviewing the stormwater and lighting plans.

TELECOMMUNICATION APPLICATIONS

NEW CINGULAR WIRELESS PCS, LLC
d/b/a AT&T WIRELESS (OAK RIDGE)
Amended Preliminary & Final Site Plan # 0720-0190AB
Bulk Variance 0730-0791
Block 16307; Lot 21
364 Oak Ridge Road; CC Zone

Planning Director William Drew reviewed the application for the Environmental Commission, advising that this application had received Planning Board approval subject to the Highlands approval, noting that this was one of the first applications to come before the Highlands Council. The Highlands Council required the applicant to move the compound area to a site that does not meet local zoning ordinances, approving a setback that was not permitted. This amended application requires a variance and is scheduled for the regular meeting of the Planning Board in December. There was discussion about the height and type of the pole. The Commissioners were amenable to the proposed application.

GRANT MANAGEMENT AND STATUS REVIEW

WEST MILFORD LAKES-ANJEC GRANT: Rob Sparkes, Les Lynn, and Fred Lubnow reviewed the meeting with the residents that had taken place earlier in the evening. The Commissioners discussed several suggestions that resulted from the meeting. Mr. Lynn discussed possible planting of Atlantic White Cedar at the site, and deferred this to Fred Lubnow for more information. Mr. Lynn stated that the residents are concerned about the site after the dam breaching, but no one has contacted him, as he has requested. He suggested a visualization of plans to help the residents determine their choice. It was

noted that the residents are leaning towards an environmental and educational center. The Commissioners discussed various options, and concurred that a visual presentation at the next meeting would help to define the optimum plan. Mr. Sparkes advised that he had reviewed the files regarding West Milford Lake Dam, and it was apparent that the DEP had been very diligent in the past in trying to assist the residents with this matter. The Commissioners concurred that every attempt should be made to get the different government factions to work together to bring the project to fruition.

604(B) OWTS GRANT: Fred Lubnow reported that all the digital data had been gathered and a categorization scheme has been developed. A determination needs to be made on the area that is most in need so that funding could be allocated. He noted that Rob Sparkes and the Health Department are compiling the data and it will be layered on top of the site-specific data. Mr. Lubnow reported that monitoring may begin in the Spring with installation of wells and training of Commissioners for collection of samples that will be sent to the lab. He reported that this grant is for monitoring of septic systems, two of which are in Jefferson, and a third in West Milford to be determined. The third location chosen would be very site specific, limiting the number of locations. There was discussion about community septic systems. Mr. Sparkes commented that Jefferson had begun its educational programs, and we will be planning one or two evenings in West Milford during February and March.

2004 GREENWOOD LAKE 319H GRANT: Rob Sparkes and Fred Lubnow reported on the 319H grant. One bid was received, which was over the estimated budget. Mr. Lubnow advised the Commission of the various issues associated with the project, and noted that the 2004 projects were to be applied to the 2007 grant.

2007 STORMWATER IMPLEMENTATION GRANT 319H GRANT: Rob Sparkes reported that he had met with the engineer and the Greenwood Lake Commission. He and Fred Lubnow reviewed the progress of the project and gave a detailed explanation of the work performed. It was noted that Princeton Hydro had visited the sites for a comprehensive analysis, coordinating the project with the D.P.W. and the Engineer. Mr. Sparkes advised that a report will be compiled and provided to the Township Engineer. Following his report to the Commission, Mr. Lubnow left the meeting.

SEPTIC MAINTENANCE: Gillian Hemstead advised that she had been working on the septic maintenance plan with the subcommittee and was in the process of compiling a graph and would review it with the subcommittee before making a presentation.

AUTUMN LIGHTS FESTIVAL: Ms. Hemstead reported on the Autumn Lights Festival and the interest of the public to become involved with the Environmental Commission. She suggested projects that residents could volunteer to assist with. Mr. Sparkes commented that volunteers could help with an invasive species project. He also noted that the bus tours went very well and that next year there would be more tours planned with a larger bus to accommodate more people. He advised that \$100.00 had been transferred from the Environmental Commission's budget to cover the cost of the bus and driver for Autumn Lights. Mr. Drew advised that the E.C. budget be increased to \$250.00 for public resources. Ms. Hemstead left the meeting at this time.

STREETSCAPE GRANT: Mr. Drew advised that several streetscape proposals had been received and he noted the Friday deadline. He reported that \$20,000.00 remained from

the Smart Growth Grant, but the Planning Board was required to work on site criteria with the Township, noting that a collaborative effort between public and private designs was necessary. There were several steps involved, including County and Highland's input.

URBAN FORESTRY GRANTS: Rob Sparkes reported that a request for reimbursement for the boardwalk repairs was sent to the County. Douglas Ott commented about the great work that had been done at the site both on the boardwalk and kiosk.

ON GOING BUSINESS

COMMUNITY FORESTRY PLAN: Rob Sparkes and MaryEllen Gabay reported that they had met with Ron Farr and will have a subsequent meeting to develop a mission statement and goals.

ENERGY COMMITTEE: Timothy Metcalf reported that the Energy Committee had met the previous week. Honeywell gave a presentation and reviewed options for the Township with regard to energy use. He reported that approximately \$200,000. is being spent each year and Honeywell proposed a reduction of \$40,000 to \$60,000 with an energy saving plan and upgrades. Some fairly simple measures can be taken to reduce costs. He advised that the Administrator cautioned against using any one business as a sole source for evaluation and implementation. The Chairman, noting that this energy audit is good for the entire Township, thanked Mr. Metcalf and the Energy Committee for their efforts.

LAKES COMMITTEE: Irene Smith was absent; no report was available.

WETLAND MITIGATION PROJECT: Rob Sparkes advised that he met several days prior with Ramapo College representatives. He noted that a circular trail was planned for the site and it is estimated for completion by March 2008. There will be six educational signs, with pools and a wood turtle habitat as some of the features.

NEW BUSINESS

OPEN SPACE ISSUES: The Commission discussed the request for a list of properties for consideration by the Mayor and Township Council for Open Space acquisitions. Councilman Smolinski discussed the matter with the Commission, and noted that the legal ramifications were to be considered if West Milford Lake was added to the list. Following further discussion, a **motion** by Chairman Sangle with a **second** by Douglas Ott to add West Milford Lake to the Open Space Acquisition list. The Commission approved the motion by unanimous consent.

MEETING DATES 2008: The Commission members discussed the proposed meeting dates for 2008. After discussion, the members concurred that the meeting date for December would be changed to December 8 and the meeting date for April would be corrected to April 7. On a **motion** by Chairman Sangle and a **second** by Doug Ott, the meeting dates were approved by unanimous consent.

MINUTES

Motion by Bernie Stapleton with a **second** by Stephen Sangle to approve the minutes of the September 10, 2007 regular meeting.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

None.

CORRESPONDENCE

The following NJ DEP correspondence was received and filed:

Interoffice memorandum received September 21, 2007 from Kenneth Hawkswell, Health Officer, regarding Cottage Cove – Septic Complaint reviewing the summons that was issued to the tenant and the owner by the Health Department and updating the status.

Autumn Lights Bus Driver – memo from Rob Sparkes dated October 25, 2007 advising Arthur Magnotti, Treasurer, to transfer \$100.00 from Environmental Commission's account and \$50.00 from Heritage Committee's account to recreation account for bus driver payment.

Letter dated November 1, 2007 to Kathleen Caren, Passaic County Planning Department requesting reimbursement for Urban Forestry Grant concerning Environmental Boardwalk work.

PUBLIC COMMENTS

None.

ADJOURNMENT

With no further business to come before the Commission, a **motion** to adjourn was made by Chairman Sangle with a **second** by Douglas Ott. All were in favor of adjourning the meeting at 9:47 p.m.

Approved: February 4, 2008

Respectfully submitted,

Tonya E. Cubby
Secretary