

Township of West Milford
ENVIRONMENTAL COMMISSION
MINUTES

July 10, 2023
Main Meeting Room

The July 10, 2023 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:05 pm with a reading of the Legal Notice.

ROLL CALL

Present: James Rogers, Douglas Trainor, Don Weise, Chairman Stephen Sangle.

Absent: Tim Dalton, James Lyons, Thomas Tamayne, Alternate Mark Lynch

PRESENTATIONS

None.

APPLICATIONS FOR REVIEW

ALLISON HOSFORD & ROGER KNIGHT

Bulk Variance # ZB-05-23-09

B 12501; L 13

75 Otterhole Road; R-4 Zone

Seeking: Bulk Variance relief for replacement of existing garage with new 40 ft x 30 ft, 2-story garage with ½ bath and attic storage, requesting variance for a side yard setback where 50 ft is required, 29.1 ft exists and 10 ft is proposed.

The West Milford Environmental Commission reviewed the above referenced application. Subsequent to their review of the plans, the Commission made the following comments:

- The applicant should ensure adequate measures are taken to reduce stormwater runoff.

JESUS GUTIERREZ

Use Variance #ZB-03-23-07

B 4903; L 10

56 Morsetown Road; R-4 Zone

Seeking: Use variance approval to house two goats on property where 1 goat is permitted.

The West Milford Environmental Commission reviewed the above references application. Subsequent to their review of the plans, the Commission made the following comments:

- This application should be submitted to the Board of Health for review.

HAGOP KILEDJIAN

Bulk Variance #ZB-04-23-08

B 1802; L 5

71 Fairview Dr.; LR Zone

Seeking: Bulk variance relief for a side yard setback, where 10 ft is required, 0 ft is proposed; distance from other buildings where 15 ft is required and 7 ft is proposed; front yard setback where 40 ft is required and 14.6 ft is proposed; and accessory building coverage where 3% is permitted and 4.8% is proposed – for an accessory garage that was previously constructed in the front yard.

The West Milford Environmental Commission reviewed the above references application. Subsequent to their review of the plans, the Commission made the following comments:

- Plans show the proposed shed’s location at the property line.

CARRIL & FESTA

Bulk Variance #ZB-05-23-10

B 4002; L 6

230 Long Pond Rd.; LR Zone

Seeking: Bulk variance relief for the re-construction of an existing S.F. dwelling with a new 1770 SF two-story single family dwelling (expanding the original footprint), with variances requested for a front yard setback, where 40 ft is required, 34.3 ft exists, and 34.4 ft is proposed, side yard setback where 30 ft is required, 17.2 ft/6.2 ft exists and 17.2 ft/6.8 is proposed, rear yard setback where 60 ft is required, 19.3 ft exists, and 18.5 ft is proposed, and building coverage where 10% is permitted, 18% exists, and 25.8% is proposed. Deck variances requested for rear yard setback where 30 ft is required, and 5.4 ft is proposed, and side yard setback (right) where 15 ft is required and 6.8 ft is proposed.

The West Milford Environmental Commission reviewed the above references application. Subsequent to their review of the plans, the Commission made the following comments:

- 440 ft expansion of existing building; increase from 10% to 23% impervious surface.
- Recommend stormwater mitigation measures to address possible increase in runoff.

ON GOING BUSINESS

Greenway Project: Chairman Sangle led a discussion of possible trail locations with particular emphasis on Phase 1 of the project. Don Weise talked about the exploratory walk that he, Doug Trainor and Planning Board Chairman Chris Garcia took in June from Union Valley Road to the Tennessee pipeline, noting obstructed pathways and wetlands, and suggesting alternate routes, where feasible. A second walk is scheduled for July 16. Steve asked EC members who are interested in participating to contact Don.

Belchers Creek Testing: Jim Rogers reported that six water samples had been taken between June 30 and July 8. Test results showed very low readings. Happily, Chairman Sangle remarked that this has been the trend over the past several months.

Community Forestry Mgt. Plan: No report.

Greenwood Lake Bi-State Commission: No Report.

Lakes Committee: The Lake Committee did not meet in June. The next meeting will be held July 17. A representative of Princeton-Hydro will present a summary of the 499-page watershed management study conducted over the past two years of 16 private lakes throughout the Township. Copies of the study have been provided to the Governing Body and the Lakes Committee. The study was a joint venture of the Township, Princeton-Hydro and the WM Lakes Committee with funding underwritten by the Highlands Council. The study is significant in that it is only the third such watershed study in the state undertaken between a municipality and a private lake association.

Open Space Committee: No report.

Environmental Contamination Issues: No report.

Maple Road Environmental Center Boardwalk: No report.

NEW OR CURRENT BUSINESS

Tree Removal & Replacement Ordinance – A draft copy of a proposed ordinance aligned with the State Model Tree Ordinance was submitted by Commissioner Jim Rogers to Chairman Sangle and fellow Commissioner Jim Lyons for review.

NJ Inland Flood Protection Rule - Chairman Sangle distributed a copy of the rule which Commissioners discussed. Further discussion on this will be held at upcoming meetings.

MINUTES

No minutes were presented for review.

CORRESPONDENCE RECEIVED:

The following correspondence was reviewed by the Commission:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Notification received June 6, 2023 from Acer Associates advising of a LOI-Letter of Interpretation /Freshwater Wetlands application was being submitted to the NJDEP for 2727 Route 23, Newfoundland, NJ Block 14605; Lot 2.
2. No further action notice from the NJDEP, dated June 7, 2023, regarding the removal of a 550 GAL #2 HOUST for 43 Kanouse Rd., Block 14701; Lot 1
3. Notification dated June 22, 2023 from Passaic County (Suburban Consulting Engineers) of an application being submitted to the NJDEP for an FW GP#10B and FHA IP GP#10 for the full

reconstruction of the existing bridge that carries Otterhole Road over Post Brook, Block 12501; Lot 11.02.

4. Public notice dated June 21, 2023 from PK Environmental, advising of an NJDEP Wetlands TWA IP being submitted for 32 Landing Road, Block 2702, Lot 9, Ed Marzorati, for the reconstruction of a two-bedroom single family dwelling within the regulated wetlands transition area.

5. Notice dated June 24, 2023, received from McKittrick Engineering, advising of a General Permit being submitted for the installation of a new septic in a wetlands transition area for 3 Riverside Rd., Block 2401; Lot 2.

Miscellaneous

1. ANJEC – Revitalizing NJ Brownfields for NJ Municipalities – Webinar 07-11-23, 12:30-1:30 – registration required.

2. ANJEC - Environmental News Digest, June 28, 2023.

3. Jersey Water Works – Stormwater Utility Information Forum Series – June 20 to Nov 9, 2023 - register with ANJEC.

4. Farmland Assessment of Woodlands in NJ Online – Backyard Forestry in 90 Minutes – NJFA.

5. HEPSCD certification of soil erosion and sediment control plan, dated May 2, 2023.

PUBLIC COMMENTS - None.

ADJOURNMENT

With no further business before the Environmental Commission, the July 10, 2023 regular meeting was **adjourned** at 8:40 pm on a motion by Chairman Sangle with a second by Doug Trainor.

Respectfully submitted,
Jim Rogers, Commissioner

Approved: August 7, 2023