

**Township of West Milford
ENVIRONMENTAL COMMISSION**

MINUTES

January 4, 2016

The January 4, 2016 Regular Meeting of the Township of West Milford Environmental Commission was called to order at 7:32 p.m. with a reading of the Legal Notice.

ROLL CALL

Present: Andrew Abdul, Tim Dalton, Douglas Ott, Thomas Tamayne, Don Weise, Alt. Jennifer Easterbrook, *Vacant*, Stephen Sangle.

Absent: Gary Oppenheimer.

Also Present: Ron Farr, Forestry Consultant, Dave Ofshinsky, MUA, Bob Jonas, NY/NJ Trail Conference.

Chairman Sangle requested Alternate Jennifer Easterbrook to sit in for Gary Oppenheimer and advised that there was a quorum for this meeting.

PRESENTATIONS - None.

APPLICATIONS FOR REVIEW

TIMOTHY KEARNEY

Major Soil Removal/Fill Permit #PB-12-15-03

Block 16801; Lot 6

67 Greendale Drive; R-4 Zone

Seeking: Major Soil Removal/Fill Permit approval for previously importing 1443 cubic yards of fill material to “create a more usable level rear yard” on a residential lot containing a single family dwelling.

Following a review of the plans submitted for a major soil movement permit for Timothy Kearney, Block 16801; Lot 6, the Commission made the following comments relative to this Planning Board application:

- The Commission noted that the blocks and lots were not clearly identified on the plans submitted.
- The Commission noted that the Community and Environmental Impact Statement did not state whether there were any concerns expressed by neighboring property owners about the fill brought to the site, or whether there was negative impact to adjacent property owners.
- The Commission inquired how the current conditions of the site compare to the previously existing conditions.
- The Commission suggested core samples or other testing to be conducted to determine the safety of the soil and whether any contaminants are present.
- The Commission requested that HEPSCD provide a certification of the soil erosion plan.
- The Commission inquired about the retaining wall, including size, height and materials used to construct the wall, and whether it is adequately stabilizing the fill that was imported.
- The Commission requested that the applicant verify the source of the fill obtained and the composition of the soil, including type (i.e. bank run, clay, sand)
- The Commission inquired how stormwater run-off will be addressed and what drainage provisions are being proposed.

TROY O’HANLON

Bulk Variance #ZB-09-15-08

Block 4404; Lot 11

11 Storms Island; R-2 Zone

Seeking: Bulk Variance approval for the construction of a 22 x 22.5 boat storage structure on a residential lot.

Following a review of the plans submitted for a Bulk Variance by Troy O’Hanlon, Block 4404; Lot 11, the Commission made the following comments relative to this Board of Adjustment application:

- ❑ The Commission was concerned about any oil or fluid seepage from the boat(s) to be stored in the proposed structure.
- ❑ The Commission inquired whether there will be any transfer of, or storage of gasoline or other contaminants, including winterizing fluids, in the structure, and if so, what preventive measures will be taken to address any spillage, seepage or run off.
- ❑ The Commission suggested the use of rain barrels, a dry well, or a rain water collection system to contain roof runoff and prevent it from draining into Greenwood Lake.

GRANT MANAGEMENT AND STATUS REVIEW

NJDEP NNL Reforestation Grant - \$620,197.00: Ron Farr, Forestry Consultant, advised that he would contact the Township Clerk regarding the approval of the bid documents. Chairman Sangle reported that he had emailed the Mayor several weeks prior and stressed that time was of the essence with this project. He noted that a new administrator (currently the Township Clerk) would be appointed by the Township Council at the Re-Org meeting and suggested that she be contacted after her appointment since no formal action would be taken until then. After the appointment of the new administrator, a meeting would be arranged, and he will attend with some of the Forestry Committee members as well as Ron Farr. Mr. Farr advised that he met with the Recreation Director, Tim Roetman, and he had been very helpful with identifying potential tree planting locations near recreational facilities. Distances from the ballfields and sidelines were reviewed for the planting proposal. Chairman Sangle noted that a request had been made for planting along the parking lot at the site of the former Windmere Restaurant near Bubbling Springs park. Commissioner Tim Dalton reported that photos had been taken of various proposed planting sites including Farrell Field, Sandcap, and the WM Museum. Mr. Farr noted that he was at Farrell Field several weeks prior to this meeting and he observed water at the site. Chairman Sangle advised that photos would be taken of the proposed sites, before the winter precipitation arrives, to use as a baseline for the project and to assess soil conditions and effects of the tree plantings on adjacent properties. Chairman Sangle requested that Mr. Farr keep the Commission updated so this project can move forward.

ON GOING BUSINESS

Lakes Committee: Andy Abdul reported that the Lakes Committee would not be meeting until March 2016. He distributed minutes from the December 2015 meeting and a report from the Lakes Committee that had been submitted to the Mayor and Council.

Greenwood Lake Bi-State Commission: Andy Abdul advised that at a recent meeting, the GWL Commission discussed the proposed drawdown that had been set to begin on December 16, 2015, but due to certain obstacles, including several marinas that were opposed to the drawdown date, this project is postponed until the Fall of 2016. Chairman Sangle commented that the drawdown involved not only the Greenwood lake Commission, but Greenwood Lake business owners, as well as the environmental protection agencies for both States, as well as Fish and Game. He felt that December was late for a drawdown, but a drawdown was good in the winter since it permits the lake bottom to freeze, compacting the silt and killing the weeds. Commissioner Don Weise inquired if the drawdown date was determined by the rate or the drawdown level. Tom Tamayne commented that when he prepared a drawdown plan, it consisted of a period of time versus a certain distance of drawdown. Chairman Sangle noted that the drawdown needed to be conducted slowly in order to avoid fish trapping.

Mr. Abdul reported that another matter discussed at the GWL Commission meeting was funding, and the GWL Commission's efforts to establish a private foundation to fund projects, separate from the limited public funding sources. The next GWL Commission meeting would be held at the West Milford Town Hall on January 27, 2016 at 7:00 p.m.

Open Space Committee: Chairman Sangle reported that he had originally requested to attend the Council meeting in December 2015, and was subsequently requested to prepare a list of priority properties for potential acquisitions. He did not want to discuss the list of properties in detail at this time since it might affect negotiations, but the list included 5 properties that continued the Green Belt that had been planned many years ago. With regard to the Weaver Road property, he noted that grants had been awarded for the acquisition of this site, and it made sense to proceed with the purchase with the remaining from open space funds that were available. Chairman Sangle observed that the taxes for this large farm assessed parcel were only about \$500.

per year, and with the proximity to other open space and adjoining trails, it made sense to preserve this site. There were two smaller undeveloped properties that were landlocked by the larger site, but there were ongoing negotiations for their acquisition. With regard to the list for the Township Council, he stated that the list was not etched in stone, and if there were other properties that are identified as environmentally sensitive, they will be added to the list. Bob Jonas, NY/NJ Trail Conference, was present at the meeting and commented that there were other considerations that can be made, but Bob Ross and Linda Glosinski from the Land Conservancy were not present to discuss it at this time. He inquired when he could meet with the Open Space Committee to discuss alternative sites, and Chairman Sangle replied that they can be reviewed when the Open Space Committee meets. The Open Space Committee consists of several Commissioners and Administration. He also noted that there were legal issues that had to be resolved, particularly with the Weaver Road site, and there is a concern about a loss of funding. Mr. Jonas expressed that it was important for those who are involved in various activities near the potential sites to be included in the discussions and proposals. He will send an email regarding the properties that he feels are a priority. Chairman Sangle emphasized that Linda Glosinski of The Land Conservancy had done a remarkable job reporting and compiling all the information needed to proceed with the acquisitions. She works with the property owner, the County, the Township, the Environmental Commission, respective attorneys and the various entities providing funding sources. He hoped that she would be available to provide information about the other proposed open space acquisitions.

Beaver Dam at Environmental Boardwalk: Bob Jonas advised that everything appears in order at the Environmental Boardwalk site, and the water level looks good.

Environmental Contamination Issues: Tom Tamayne reported that he had received a No Further Action letter for 12 Sunset Lane. With regard to correspondence received by the Commission, Chairman Sangle requested that the Secretary obtain a copy of the proposed Salt Shed project at the Township D.P.W. Doug Ott reported that the Township Health Dept. may not be continuing their shared services agreement with Bloomfield, NJ, but he was not sure what they were planning to do.

Green Team—Sustainable Subcommittee: Jennifer Easterbrook had nothing new to report at this time. She noted that she would plan to hold bi-monthly meetings for the Green Team/Sustainability Committee. Tim Dalton commented that it would allow more time between meetings to get work completed. The Commission discussed the benefits of sharing documents on Google Docs for the EC and Green Team. Mr. Dalton noted that the Energy Star program needs to be discussed with the new Administrator.

Belchers Creek Testing: Andy Abdul reported that he encountered problems with the meter on the testing equipment. He received new re-agents and is attempting to calibrate the equipment. The company that the equipment was purchased from agreed to take the instruments back to examine. He noted that it would be Spring before any testing can be accomplished. Chairman Sangle suggested that testing begins before the ice forms.

NEW OR CURRENT BUSINESS - None.

MINUTES

The minutes of the November 2015 meeting were approved on a motion by Douglas Ott and a second by Chairman Sangle.

CORRESPONDENCE RECEIVED - *The following correspondence items were reviewed by the Commission and filed:*

Highlands Water Protection And Planning Act Correspondence

1. Notification from Hatch Mott MacDonald regarding an application for a NJDEP Highlands Applicability Determination and Water Quality Management Plan Consistency Determination for the City of Newark, regarding a new residuals treatment facility consisting of a gravity sludge thickener and mechanical dewatering facility, to allow management of the treatment plant residuals and discontinue the use of a sludge lagoon. This project received a Highlands Exemption #11 in March 2015 but the project has been significantly altered and the facility location changed to another site, necessitating a new proposal being resubmitted for review.
2. Copy of a Highlands Applicability Determination received from Ferriero Engineering regarding the West Milford Salt Storage Project on Lycosky Drive, Block 6002; Lot 28.01. This project received a Highlands Exemption in August 2014, but a new submission is being made since the limit of disturbance for the project

has changed, the locations of the buildings has been modified, and the impervious surface area to be removed have been changed.

3. Highlands Exemption #4 dated December 2, 2015 received for Verizon Wireless, Block 12001; Lot 6, Deer Path Road, with regard to improvements within an existing telecommunications wireless compound with no expansion of impervious cover.

NJ Department of Environmental Protection Correspondence

1. Notification from McKittrick Engineering, dated December 10, 2015, advising that an application for a Statewide General Permit is being submitted to the NJDEP regarding the installation of a new septic in a wetlands transition area at 74 Maple road, Block 10401; Lot 5.

2. No Further Action Letter, dated December 22, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at Block 15302; Lot 6, 16 Dongan Lane.

3. No Further Action Letter, dated December 22, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at Block 303; Lot 3, 4 Brook Road.

4. No Further Action Letter, dated December 16, 2015, received from the NJDEP, regarding the removal of a 550 Gal #2 heating oil UGST at 4 Finderne Court, Block 1203; Lot 2.

5. Freshwater Wetlands GP No. 10 and Water Quality Certification Modification and Extension, dated December 14, 2015, received from the NJDEP for replacement of the County Bridge #1400-323 – Cozy Lake Road.

Miscellaneous Correspondence Received/Sent

1. Pequannock Post, December 2015 Issue.

2. Hudson Essex Passaic Soil Conservation Certification of the soil erosion and sediment control plan for the Revised Salt Storage Project at 30 Lycosky Drive, Block 6002; Lot 28.01, with a revised layout and increased limit of disturbance.

3. Hudson Essex Passaic Soil Conservation Certification of the soil erosion and sediment control plan for the Greenwood Lake Marina Boat Storage, Greenwood Lake Tpk, Hewitt, Block 3610; Lot 30, owner 538 Lakeside Road LLC.

PUBLIC COMMENTS – None.

ADJOURNMENT

With no further business to come before the Environmental Commission, the January 4, 2016 meeting was **adjourned** at **8:37p.m.** on a **motion** by Tim Dalton and a **second** by Chairman Stephen Sangle.

Approved: April 4, 2016

Respectfully submitted,

Tonya E. Cubby, Secretary