

TOWNSHIP OF WEST MILFORD

ENVIRONMENTAL COMMISSION

MINUTES
August 2, 2004

In the absence of the Chairman, Douglas Ott called the meeting to order at 7:29 p.m.

ROLL CALL

Present: Maryellen Gabay (Arrived Late), Daniel Kochakji, Timothy Metcalf, Douglas Ott. Alternates: Irene Smith, Les Lynn. Planning Director: William Drew. GIS Specialist: Robert Sparkes

Absent: Gillian Hemstead, Bernie Stapleton, Stephen Sangle.

MINUTES

Motion made by Les Lynn, seconded by Timothy Metcalf, to approve the minutes of the July 12, 2004 regular meeting. On voice vote all were in favor.

APPLICATIONS

EUGENE PRAIS, Preliminary Subdivision #0410-1961, Variance #0430-0654, De Minimis Exception, Block 8401; Lots 22 and 23, 114 Dockerty Hollow Road; R-2 Zone. The applicant was present. At the request of the Planning Board a site inspection was conducted. Members expressed concerns about right-of-way crossing the wetlands and suggested that an alternative access be explored. Matter carried to the September meeting for further discussion.

BALD EAGLE COMMONS (PHASE III A), Amended Preliminary & Final Site Plan #0420-8815, Block 5308; Lot 3, Cahill Cross Road; SCC Zone. No one was present to represent the applicant. Les Lynn recused himself. Previous wetlands approval received. All construction will take place outside the transition area. Members had no objections.

BALD EAGLE COMMONS, Minor Subdivision #0410-1966, Block 5308; Lots 2 and 3, Cahill Cross Road; SCC Zone. No one was present to represent the applicant. Les Lynn recused himself. Members had no comments on this application.

TELECOMMUNICATIONS FACILITIES

OMNIPOINT COMMUNICATIONS, INC., Use Variance No. 0440-0678, Preliminary & Final Site Plan #0420-0184AB, Block 6404; Lot 1.01, 1832 Greenwood Lake Turnpike; CC Zone. Matter carried at applicant's request.

Verizon New Jersey, Inc., Preliminary & Final Site Plan #0420-0182AB, Block 16003; Lot 4, 45 Paradise Road; R-4 Zone. Jeffrey D. Reynolds,

The Reynolds Group Inc. was present for the applicant. The Board had no objections to this application.

GRANTS

ENVIRONMENTAL SERVICES PROGRAM (ESP) GRANT: Storm drain inventory – Phase 2. Progress report presented by Eric Halvorsen, a summer intern working with Robert Sparkes on this project. He noted that the storm drain inventory had been completed. He was now working on Phase 2, which is an inventory of outfalls. He and Robert Sparkes explained the type of data being collected and the proposed schedule for completing the project.

OLD BUSINESS

WATERSHED MANAGEMENT AREA 3: Robert Sparkes attended last meeting and reported that the advisory group had discussed the Smart Growth bill and its impact.

ENVIRONMENTAL BOARDWALK: William Drew advised that a letter had been drafted to Custom Docks, the installer of the facility, requesting them to inspect the facility and provide an estimate for repairing the damage. He also asked for recommendations on how to prevent the problem from recurring. Members requested they be present at time of inspection. Timothy Metcalf suggested that the manufacturer of the material used to construct the boardwalk also be contacted for suggestions on how to proceed with repairs.

DRAFT OPEN SPACE PLAN: Discussion regarding prioritizing identified lands. Les Lynn summarized the findings of the subcommittee and the properties that they had identified for preservation. Robert Sparkes displayed a map of a proposed greenbelt, which the subcommittee identified as a wildlife corridor. It was noted that some of this land could also be utilized for active recreation. Report to be finalized and voted on by Commission at the September meeting.

NEW BUSINESS

BROWNFIELDS: Robert Sparkes advised that the County had set up a committee regarding brownfields. A consultant is to be hired to inventory the information and start the public information program. Tim Metcalf volunteered to work on program.

BELCHER'S CREEK: Status of water testing discussed. Health Department to be contacted for information on the type of data being collected; when the second round of water testing is to be performed; what the second round of water samples are going to be tested for; will the tests separate the fecal coliform between animal and human; and the locations where the samples will be taken. Members noted that these tests should be conducted at the same location as the

first samples. Also, it was suggested that additional testing be performed at the outfalls for sewage treatment plants along Belchers Creek. The Commission requested that they receive the results of all future tests. Upon receipt of this information Councilman Elcavage will be invited to a meeting to discuss the issue.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Letter dated July 9, 2004 from EcolSciences, Inc. advising that Trammell Crow Residential is applying for an Extension of a Letter of Interpretation for property located on Union Valley and Dockerty Hollow Roads, Block 8002; Lot 4.

Members requested a note be sent to the DEP advising that this development represents an environmental disturbance of great magnitude to the Union Valley corridor.

Notice dated June 4, 2004 advising that Robert Mazzeotti is applying for a Letter of Interpretation for property located on Club House Trail, Block 504; Lot 1. Received and filed.

Letter dated July 20, 2004 from EcolSciences, Inc. advising that Westview, Inc. is applying for a Letter of Interpretation for property located on Morsetown Road, Block 5002; Lot 5. Received and filed.

CORRESPONDENCE

Copy of *High Ground*, the newsletter of the Highlands Coalition, for Spring/Summer 2004. Received and filed.

PUBLIC COMMENTS

Glenn Slater addressed the Commission regarding the condition of Belcher's Creek.

ADJOURNMENT

Meeting adjourned by unanimous consent at 9:15 p.m.

Respectfully submitted,

Grace R. Davis
Secretary