

**TOWNSHIP OF MAHWAH
ENVIRONMENTAL COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 10, 2015**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:35 p.m. by Richard Wolf, Chairman. The Opening Statement was made. Roll call was taken.

Present: Carol Phiefer
Richard Reilly
Richard Seibert
Richard Wolf
Jennifer Storms (secretary)

Walid Cherfane, Project Manager, Cedars Developers
Tibor Latincics, Project Engineer, Conklin Associates
Karin LaGreca, Sustainable Jersey Consultant (arrived at 7:43 p.m.)

Absent: Jonathan Marcus
Linda Meisel
Daniel Weixeldorfer

The minutes of the meeting held on May 27, 2015 were approved as submitted following a motion by Mr. Seibert; seconded by Mrs. Phiefer. All were in favor.

OLD BUSINESS

**Presentation: Conklin Associates & Mahwah NL Cedars Developers, LLC
Chestnut Trees Major Subdivision**

Mahwah NL Cedars Developers, LLC and Conklin Associates requested to update the Commission on the overall status of the project, including the tree removal and subsequent tree replacement, within the Mahwah NL Cedars Developers property for a 10-lot single-family subdivision on Masonicus Road (Block 126, Lots 127.01, 129.01-129.07 and 130.01-130.03).

Mr. Latincics and Mr. Cherfane stated the roadway improvements are completed and that they anticipate beginning home construction soon. Mr. Reilly thanked the applicants for the roadway improvements. He said the road was very well done and is a major benefit to the town.

Mr. Seibert asked about the water line at Masonicus as well as storm drainage. Mr. Latincics said there is a large retention basin that disperses water into the buffer, wetlands and street.

Mr. Latincics and Mr. Cherfane also reviewed the previously approved tree removal for the roadway and the 202 trees to be removed for the home construction. The applicant

requested to be permitted to clear the home building areas on lots 129.01 thru 129.03 and 129.05 to 129.07 within the previously approved limit of clearing.

The applicant acknowledged that typically, the town would not approve a tree removal permit unless it is linked to a building permit. However, in an effort to streamline the approval process they would like to clear certain lots in advance of receiving a building permit. The applicant acknowledged that the tree preservation ratio would remain intact throughout the project. They would stake the limit of clearing in advance and identify any trees that can be saved. They would also request an inspection by Township officials and follow up with an appearance before the Planning Board.

Mr. Wolf thanked the applicant for their work on the project. He said if they make a specific request that details the limited clearing, we would try to accommodate them as much as we can within our legal boundaries.

SUSTAINABLE JERSEY PROJECT UPDATES

Mr. Wolf congratulated Mrs. LaGreca for her work on the Township's Sustainable Jersey submission. Mrs. LaGreca said everything she submitted could potentially give us 335 points; we need 150 points for bronze level certification. She thanked the Commission members for their work as well.

SITE PLAN REVIEWS

Apple Ridge Mahwah, LLC, 269 East Crescent Avenue, Block 127, Lot(s) 1, 3-7
Docket #559PF

Site Plan for major subdivision

Members briefly discussed the overall site plan and soil movement permit application for a subdivision of the golf course/country club into 34 properties. The Planning Board currently expects to review this application on July 13. Mr. Wolf encouraged the members to continue reviewing the plan over the next few weeks. The group will discuss and provide feedback at our next meeting on June 24.

SOIL MOVEMENT PERMIT APPLICATIONS

The following soil movement permit applications were reviewed:

James Warnet, 93 Slope Road East, Block 109.01, Lot 1, E-BD-216-2817

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by James Warnet to construct a garage addition including generator, shed, driveway and patio at 93 Slope Road. Please note that under the soil movement permit “description of soil to be moved,” the figures need correction (page 1). The volume of cut plus import must equal fill plus export.

Please also have the applicant clarify the condition and type of soil being imported, as well as the impervious surface coverage calculation. The Environmental Commission recommends that the applicant keep the impervious coverage within the required zoning guidelines.

Please also clarify specifically what this garage addition entails. It is not clear from the application if the addition calls for a two-story garage or a garage with a residence above it. This application is rejected until additional information is provided.”

cc: Township Engineer

Albert Papayan, 135 Third Street, Block 54, Lot 20.02, E-BD-216-2818

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Albert Papayan to construct a new single-family dwelling at 135 Third Street. Please note that under the soil movement permit “description of soil to be moved,” the figures need correction (page 1). The volume of cut plus import must equal fill plus export. The Commission would also defer to the Zoning Board for further review and comments. The Soil Movement Permit Application is approved subject to that change in calculation.

The Tree Preservation Application states there is currently one tree on the site that will be removed and replaced with a maple. This Tree Preservation Application is approved.”

cc: Township Engineer

Mark Davis, 5 Maysenger Road, Block 94, Lot 5, E-BD-216-2819

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Mark Davis for a new driveway at 5 Maysenger Road. The Soil Movement Permit Application is approved.

The Tree Preservation Application states that zero trees will be removed or replaced. This Tree Preservation Application is approved.”

cc: Township Engineer

George Kayal, 10 Kayal Court, Block 153, Lot 1.06, E-BD-216-2820

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by George Kayal to construct a new single-family home at 10 Kayal Court. Please note that under the soil movement permit “description of soil to be moved,” the figures need correction (page 1). The volume of cut plus import must equal fill plus export.

Please also have the applicant clarify the type of soil being imported and the 636 yards being exported. The Soil Movement Permit Application is approved subject to that clarification.

The Tree Preservation Application states that zero trees will be removed or replaced. This Tree Preservation Application is approved.”

cc: Township Engineer

SITE PLAN REVIEWS, CONTINUED

Cleymore, LLC, 219 & 225 Ramapo Valley Road, Block 132, Lot(s) 2 & 3

Docket #567

Amended Site Plan for minor subdivision

Members discussed an amended site plan from Cleymore, LLC and Brew Land, LLC, which have agreed to file an application seeking subdivision approval for purposes of establishing a lot line so the property owned by the Mason Jar but exclusively used by the Fairfield Inn for parking would become part of the hotel property. All members were in favor.

TENANT APPLICATIONS

The following tenant application was reviewed and approved:

- Mahwah Nail, 109 Miller Road, Block 72, Lot 16
TA 15-0012
Nail salon

CORRESPONDENCE

The following correspondence was received and reviewed:

- Sales letter from EMSL Analytical, Inc. regarding a \$50 credit to the town's existing account.
- Various agendas, minutes and public notices.

NEW BUSINESS

Polo Shirts

Mr. Seibert asked if we could have polo shirts made for members to wear at events. Mrs. Storms will look for any previous invoices for similar orders and check with the Mayor's Office on their procedure for such orders.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:29 p.m. following a motion by Mr. Reilly; seconded by Mrs. Phiefer. The next meeting is scheduled for Wednesday, June 24, 2015 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms
Secretary