

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, JUNE 22, 2016**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:36 p.m. by Richard Wolf, Chair. The Opening Statement was made. Roll call was taken.

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

Absent: Linda Meisel  
Richard Reilly  
Daniel Weixeldorfer

The minutes of the meeting held on May 11, 2016 were approved as submitted following a motion by Mr. Seibert; seconded by Mr. Marcus. All members were in favor.

**OLD BUSINESS**

Site Visit – Request for Additional Tree Removal on Arbor Lane (Cedar Development)

Mr. Wolf said he walked the property with the site's Project Manager. They are requesting to remove all the trees behind 15 Arbor Lane. This was the area we intentionally kept to maintain the natural look and create a buffer between the road and the homes.

The Project Manager has indicated the applicant will probably come back to request removal of trees on all the properties between the road and the homes. He said the developer may be open to putting together a natural landscape plan for the surrounding berm. The Commission discussed the possibility of requiring a landscape architect to implement a long-term, low-maintenance berm area that the developer would take responsibility for completing. When the applicant comes back to us with a formal plan, the Commission will discuss the replacement plan in further detail.

Site Visit – 56 McIntosh Drive

At its May 11 meeting, the Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Diana & Gary Wenthold for the construction of a new home. There are 79 trees on the property; the homeowners would like to remove 51 trees and replace them with 12 Evergreens. There was a letter from Tim Sheekey of Mahwah Tree Corp. explaining the tree removal recommendations.

The Environmental Commission requested a site visit with Mr. Sheekey, which Mr. Marcus attended. He said the site visit went well and we agreed that before they start

cutting anything down, we will go back out and walk the site again and mark each tree to come down.

Site Visit – 245 & 250 Dogwood, Deerhaven

Mrs. Phiefer conducted a site visit and said there appears to be no issues with any of the tree removals on the properties.

Ramapo Ridge Tree Removal – Greenway @ Ramapo Ridge Phase III

The Management Company for the development has submitted a proposal to remove 121 trees at Greenway at Ramapo Ridge III. Of these trees, 95 percent or 115 trees are evergreens that are encroaching on the buildings causing damage and parking lots as indicated in the pictures attached. The other 6 shade trees are dead. Mr. Wolf said we will need to walk the property to determine how to proceed. Members discussed scheduling a date to conduct a site visit.

**SITE PLAN REVIEWS**

The following applications were reviewed:

60 Armour Road, LLC, 60 Armour Road, Block 96, Lots 6-9, Dkt. #575 & 575(s)

The Environmental Commission reviewed a Planning Board Application submitted by 60 Armour Road, LLC for a minor subdivision and new single-family home.

*Comments to Administrative Officer:*

Commission members discussed their concerns for grading on the property and accepted the Review. The waiver of the 4:1 grading ordinance appears to be the old property not presented as part of this application. It should be reviewed to make sure there is no significant change from that natural steep slope.

1071 Ramapo Valley Road, Block 23, Lot 45, Docket #1405-16

The Environmental Commission reviewed a Board of Adjustment Application for a use variance to permit operation of the property as a Behavioral Health, Substance Abuse, Detoxification and Residential Rehab Center as well as a multiple use variance to allow multiple residential dwellings on a single lot.

*Comments to Administrative Officer:*

At this time, there is no attached Soil Movement Permit Application or Tree Preservation Application to review, so this is not applicable to the Environmental Commission.

67 Franklin Turnpike, Block 70, Lots 6 & 7, Docket #1407-16

The Environmental Commission reviewed a Board of Adjustment Application for limited site improvements including the installation of four signs on the premises. No expansion of the building is proposed, so this is not applicable to the Environmental Commission.

*Comments to Administrative Officer:*

At this time, there is no attached Soil Movement Permit Application or Tree Preservation Application to review, so this is not applicable to the Environmental Commission.

However, the consensus of the Commission is that the signage proposed is excessive and not in accordance with the master plan strategy for the area.

### **SOIL MOVEMENT PERMIT APPLICATIONS**

The following Soil Movement Permit Applications were reviewed:

#### **Kim & Sandy Beltrimini, 1 Midvale Mountain Road, Block 1, Lot 157, BOA #1171-05S**

The Environmental Commission reviewed an amended Soil Movement Permit Application and Tree Preservation Application submitted by Kim & Sandy Beltrimini for the construction of a single-family dwelling. The amended Tree Preservation Application indicates there are a total of more than 280 trees on the property. Of the existing trees, 47 will be removed and replaced with 15 trees of including Pin Oak, Gallery Pear, Red Maple, Zelkova and Dogwood.

#### *Comments to Administrative Officer and Township Engineer:*

This amended Soil Movement Permit Application and Tree Preservation Application is approved. Members once again noted their concerns regarding the steep slope of the property (6:1), the safety of the wall height behind and on the side of the house and along the pool, and the location of the septic tanks. These are the same concerns we had in 2011. Please have the site engineer review placement related to walls and steep slope.

The application was approved following a motion made by Mr. Marcus; seconded by Mr. Wolf. All were in favor.

#### **Eugene Menechino, 41 Dundee Court, Block 120, Lot 41, E-BD-216-304-619**

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application from Eugene Menechino for an addition and in-ground pool. There is no tree removal indicated.

The application was approved following a motion made by Mr. Wolf; seconded by Mrs. Phiefer. All were in favor.

#### **Peck Family Trust, LLC, 60 Armour Road, Block 96, Lots 6-9, E-BD-216-2907**

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application from the Peck Family Trust for a new driveway and addition onto the existing home. The Tree Preservation Application indicates a total of four trees will be removed with zero proposed replacements.

#### *Comments to Administrative Officer and Township Engineer:*

Please ensure the steep slope is appropriate to the natural contour of the existing property.

The application was approved following a motion made by Mr. Wolf; seconded by Mr. Marcus. All were in favor.

#### **Lori & Randy Ramundo, 245 Dogwood Lane, Block 24, Lot 25, E-BD-216-2895**

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application from Lori & Randy Ramundo for the installation of a new septic system and filling in of existing pool from the septic area. The Tree Preservation Application indicates a total of five trees will be removed with zero proposed replacements.

The application was approved following a motion made by Mr. Wolf; seconded by Mr. Marcus. All were in favor.

Lori & Randy Ramundo, 250 Dogwood Lane, Block 24, Lot 23, E-BD-216-2896

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application from Lori & Randy Ramundo for the installation of a new septic system. The Tree Preservation Application indicates there is no tree removal.

The application was approved following a motion made by Mr. Wolf; seconded by Mr. Marcus. All were in favor.

### **TENANT APPLICATIONS**

The following tenant applications were reviewed and approved:

Skin & Laser Center of NJ, LLC, 156 Ramapo Valley Road, Block 51, Lot 8, TA16-0023  
*Medical practice*

Flor Bella Designs, 310 Ridge Road, Block 138, Lot 151.02, TA16-0024  
*Florist*

Justino's LLC, 300 Ridge Road, Block 138, Lot 151.02, TA16-0025  
*Frozen Yogurt – change of name and ownership*

Gipetto's Handyman Services, 200 Route 17 South, Suite 4, Block 132, Lot 11, TA16-0026  
*Handyman*

Majestic Lock Co., Inc., 31 Industrial Avenue, Block 102, Lot 32, TA16-0027  
*Warehouse, lock distribution, light manufacturing*

#### *Comments:*

This application is approved subject to an acceptable disposal plan for any excess chemicals after use.

Edible Arrangements, 17 Franklin Turnpike #15, Block 69, Lot 1, TA16-0028  
*Edible Arrangements franchise store*

Glenmark Pharmaceuticals, Inc. USA, 70-82 McKee Drive, Block 64, Lot 8, TA16-0029  
*Pharmaceuticals*

## **CORRESPONDENCE**

The following correspondence was received and reviewed:

- ANJEC Membership Renewal Letter
- Letter from the Highlands Council announcing the availability of the Highlands Open Space Partnership Program.
- Copy of a No Further Action Letter from the NJ Department of Environmental Protection sent to Michael Sacchitello of 11 West Road regarding an underground oil storage tank system.
- Copy of the Newsletter of the Joyce Kilmer Society of Mahwah, May 2016, Volume 4, Issue 5.
- Email from CDP Cities to register for an upcoming webinar.
- Copy of a Response Action Outcome regarding the remediation of an AOC-1: 2,000-gallon gasoline UST; AOC-2 8,000-gallon heating oil and 12,000-gallon heating oil for 27-33 & 35 Franklin Turnpike.
- Copy of a Public Notice for an updated Wetlands Letter of Interpretation and Transition Area Waiver application submitted regarding Lot 9.01, Block 123 on Masonicus Road.
- Various agendas, minutes and public notices.

## **NEW BUSINESS**

### Commission Member Update

Mr. Wolf said he told Mayor Laforet about proposing a replacement member to improve regular attendance at Environmental Commission meetings. The mayor recommended a possible replacement. They may come to an upcoming meeting to meet the members.

### Sierra Club Town Hall Meeting

Mr. Marcus and Mayor Laforet attended a Town Hall Meeting in Montville hosted by the Sierra Club regarding the Pilgrim Pipeline. There were about 80 people in attendance. The groups are especially concerned with the pipeline crossing in the Highlands regional of Mahwah and Oakland and over the Ramapo River Aquifer.

### Mahwah Day

Mr. Seibert suggested giving out recycling containers to residents during Mahwah Day 2016. DPW recommended no larger than 40-gallon containers to ensure they can be easily lifted by work crews. Members suggested transferring available budget dollars to obtain recycling bins to give out during Mahwah Day. Mrs. Storms will check with Administration.

### Governor's Excellence Awards

Mr. Wolf received an email regarding submissions for the Governor's Excellence Awards. He will distribute the email to members.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:42 p.m. following a motion by Mr. Wolf; seconded by Mr. Marcus. The next meeting is scheduled for Wednesday, July 13, 2016 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms  
Secretary