

**TOWNSHIP OF MAHWAH
ENVIRONMENTAL COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 24, 2015**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:46 p.m. by Richard Wolf, Chairman. The Opening Statement was made. Roll call was taken.

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

Frank Barbano III and Frank Barbano IV, Boy Scout Troop 258

Absent: Linda Meisel
Carol Phiefer
Daniel Weixeldorfer

There was no quorum present to approve the minutes of the meeting held on June 10, 2015. Approval of the minutes was deferred to the next meeting.

OLD BUSINESS

Mahwah NL Cedars Developers, LLC

28 Masonicus Road, Tree Farm Lane & Arbor Lane

Block 126, Lots 129.01 and 129.05 to 129.07, Docket #524S-1

The Environmental Commission received a letter from Conklin Associates following up on their June 10 presentation. The letter summarized the key points the applicant addressed during our last meeting. In an effort to streamline the approval process, the applicant is requesting permission to clear the building lots for six future home sites in advance of receiving a building permit. The applicant indicated 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.

Mr. Wolf asked the members if we should review one application at a time or approve them all at once. The members discussed their concerns with setting a precedent like this and noted their objections to cutting down trees without having any plan for each property. As such, they agreed to request that the applicant modify the proposal to present six individual plans for each home site.

Proposal was made by Mr. Reilly, seconded by Mr. Marcus. All members were in favor.

Memo to Administrative Officer:

“The Environmental Commission reviewed correspondence from Mahwah NL Cedars Developers, LLC regarding six lots of the Chestnut Trees major subdivision at 28 Masonicus Road, Tree Farm Lane & Arbor Lane.

The Commission agrees to consider the six lots at one time, as long as site plans are presented for the homes on each property. Upon review of these site plans, we will then walk the property to stake the limit of clearing for all of the lots and determine if any trees can be preserved.”

cc: Township Engineer

SITE PLAN REVIEWS

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

Review and discussion deferred until later in the meeting.

SOIL MOVEMENT PERMIT APPLICATIONS

The following soil movement permit applications were reviewed:

Sprint Spectrum L.P. c/o Gregory D. Meese, Esq., 91 McKee Drive
Block 64, Lot 11, Docket #1374-14(s)

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Sprint Spectrum L.P. for a new 50’ x 100’ wireless facility at 91 McKee Drive. The Soil Movement Permit Application is approved.”

cc: Township Engineer

Josh Goldstein, 2 Donner Court, Block 152.01, Lot 97, E-BD-216-304-607

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Josh Goldstein for a new swimming pool at 2 Donner Court. The Soil Movement Permit Application is approved.

The Tree Preservation Application states there are 18 trees. The applicant states that six trees will be removed and replaced with an additional 18 trees (11 Norway Spruce, 1 Stewartia, 1 Red Maple, 1 Coral Bark Maple, 3 Colorado Blue Spruce and 1 Tree Lilac). Please have the applicant clarify the number of trees to be removed on the site. The Environmental Commission counts 15 trees to be removed on the site plan. Please have the applicant follow the definition of a tree as stated in the town ordinance. Of those trees removed, 25 percent must be replaced with native deciduous hardwoods. Decorative and evergreen trees may be added at the discretion of the homeowner but do not count toward the 25 percent requirement.”

cc: Township Engineer

TENANT APPLICATIONS

None received

CORRESPONDENCE

The following correspondence was received and reviewed:

- Letter from ANJEC regarding the Commission's 2015 Membership Renewal confirmation.
- Copy of a letter from Tyree Environmental Corporation on behalf of Getty Properties Corp., regarding public notification sent to offsite properties located within a 200-foot radius of the former Getty Service Station located at 132 Franklin Turnpike pertaining to the site's environmental remediation.
- Copy of a letter from PK Environmental regarding the environmental remediation of Block 126, Lots 129 & 130 (Masonic Road).
- Various agendas, minutes and public notices.

SITE PLAN REVIEW, continued

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

Docket #559PF

Site Plan for major subdivision

The Environmental Commission 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. The Commission's concerns and/or recommendations are as follows:

Memo to Administrative Officer:

“Regarding the Tree Preservation Application, the proposal indicates the applicant will not disturb the wetlands area of the property, yet the site plan indicates the applicant plans to remediate and remove trees throughout the entire area. Please have the applicant clarify what they plan to do in the wetlands buffer zone. Provided the applicant is removing and replacing the onsite trees in order to comply with DEP requirements for soil remediation, the Tree Preservation Application is approved.

Regarding the Soil Movement Permit Application, the Environmental Commission recommends to the Planning Board that the applicant ensure all appropriate testing of the imported soil is completed subject to DEP guidelines. The Soil Movement Permit Application is also approved.

These new homes, in addition to several other new and pending developments, are expected to generate an increased demand on the Mahwah Water Department. Due to the fact that the existing onsite wells are going to be capped - and given that one of the stated Master Plan goals is to use no more water than is generated in Mahwah - we would request that the Mahwah Water Department prepare a long-term strategy to provide water to these 34 additional homes from its existing water supply (with no increased purchases from third party sources such as United Water). We would also recommend the applicant install rain sensors for any in-ground sprinkler systems, and consider installing a rain water recapture/reuse system to supply greywater for the irrigation and landscaping needs on the site.”

cc: Township Engineer

All members were in favor of the above noted recommendations.

NEW BUSINESS

Sustainable Mahwah Facebook Page

The Mayor's Office would like to know if the Environmental Commission has a Facebook page. Mr. Wolf said he believes there was a Sustainable Mahwah page set up years ago. Mrs. Storms said she would look into it and provide any information she receives to Mr. Wolf and the Mayor's Office.

County Parks Meeting

Mr. Wolf is meeting with officials from the County Parks Department to discuss our proposed bike path. The meeting is scheduled for Thursday, June 25 at 10 a.m. Our goal is to then meet with other relevant parties including representatives from Ramapo, the NY/NJ Trail Conference and Township officials.

Rain Gardens at Winters Park

Mr. Marcus said the Mayor and Les Paul Foundation tomorrow night are doing a presentation to the Town Council regarding a Les Paul Tribute Rain Garden from Winters Park all along the walkway down to Winters Pond.

Pilgrim Pipeline Presentation

Mr. Marcus said residents Ann Powley and Peggy Bost are presenting to the Town Council tomorrow night during the public portion of the meeting regarding their efforts in opposing the Pilgrim Pipeline.

Sustainable Jersey Updates

Mr. Wolf asked Mr. Marcus to follow up with Karin LaGreca on anything she was waiting on from him for her submission to Sustainable Jersey.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 10:25 p.m. following a motion by Mr. Marcus; seconded by Mrs. Seibert. The next meeting is scheduled for Wednesday, July 8, 2015 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms
Secretary