

**TOWNSHIP OF MAHWAH
ENVIRONMENTAL COMMISSION MEETING MINUTES
WEDNESDAY, JULY 13, 2016**

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 Jonathan Marcus, Vice Chair. The Opening Statement was made. Roll call was taken.

Present: Jonathan Marcus
Carol Phiefer
Richard Reilly
Richard Wolf (arrived at 7:50 p.m.)
Jennifer Storms (secretary)

Karin LaGreca, Sustainable Jersey

Absent: Linda Meisel
Richard Seibert
Daniel Weixeldorfer

There was no quorum present to approve the minutes of the meeting held on June 22, 2016. Approval of the minutes was deferred to the next meeting.

OLD BUSINESS

Member Contact Information

Mrs. Storms distributed a contact list for the members to see if any updates were necessary.

Township Email Addresses

Mr. Marcus said he recently learned that all Planning Board members are getting their own Township email addresses. Mrs. Storms will ask if it is possible to get email addresses for Environmental Commission members.

Mahwah Day

The Commission would like to distribute recycling containers to residents during Mahwah Day 2016. Mr. Seibert obtained a quote for the purchase of the containers and Mrs. Storms sent the quote to Administration. She said DPW is checking to see if they can purchase these under the town's Clean Community Grant. If not, we will look into transferring available dollars in the Commission's budget.

Members also discussed other ideas for Mahwah Day. Mrs. LaGreca suggested we think about doing a town-wide anti-littering campaign.

Ramapo Ridge Tree Removal – Greenway @ Ramapo Ridge Phase III

Mr. Wolf and Mr. Reilly walked the property with Mike Kelly, the property manager and landscaper. Of the 121 trees they want to remove, 83 are less than 12 inches in diameter,

and therefore would not need Township approval to be removed. Mr. Wolf said our main concern is ensuring what is best for the environment and residents. Members discussed the next steps for the plan.

The Environmental Commission would like the applicant to mark all of the trees the applicant plans to remove. Trees should be marked in two different colors: one color for those with a diameter less than 12 inches and one for those with a diameter greater than 12 inches.

The Commission would also like to see a detailed tree removal and replacement plan that includes replacing one tree for every four trees removed. Furthermore, all trees must be on the approved list of native and deciduous hardwood trees.

Lastly, we would like clarification from the Planning Department if this project should go back to the Planning Board for site plan approval. Mr. Wolf will follow up with Mike Kelly.

SITE PLAN REVIEWS

None received

SOIL MOVEMENT PERMIT APPLICATIONS

None received

TENANT APPLICATIONS

The following tenant applications were reviewed and approved:

Flipper's Gymnastics, LLC, 18 Industrial Avenue, Block 110.01, Lot 1, TA16-0030
Gymnastics Instruction

Mahwah Diner, 44 Franklin Turnpike, Block 68, Lot 8, TA16-0031
Diner – Change of Ownership & Name

Special Properties Real Estate Services, LLC, 1011 MacArthur Boulevard, Block 138, Lot 151.01, TA16-0032
Real Estate – Taking Additional Space

KRS Sports, LLC, dba UFC Gym, 91-97 McKee Drive, Block 64, Lot 11, TA16-0033
Fitness Center

3rd Party Logistics Group, Inc., 31 Industrial Avenue, Block 102, Lot 32, TA16-0034
Warehousing

CORRESPONDENCE

The following correspondence was received and reviewed:

- Email follow-up letter regarding the status of State v. Patel, Docket No. 12000407.

- Copy of a letter from Omland Engineering Associates Inc. regarding a Freshwater Wetland Permit Flood Hazard Approval Application for Apple Ridge.
- Letter from C&H Environmental regarding an application submitted by Boltz Street Corp. for 23 Hopper Court, Block 169, Lot 17.
- Copy of a letter from Ramboll Environ regarding an amended and supplemented Response Action Outcome issued on September 17, 2015 for 55 Ramapo Valley Road, Block 41, Lot 1.
- Letter from Omland Engineering Associates Inc. regarding Notice of NJDEP Application for Apple Ridge, Block 127, Lots 1 and 3 through 7.
- Letter from Bowman Consulting regarding a Treatment Works Approval Application for the Estates at Apple Ridge, Apple Ridge Mahwah, LLC.
- Joyce Kilmer Society of Mahwah Newsletter, July 2016, Volume 4, Issue 7.
- Various agendas, minutes and public notices.

OLD BUSINESS, CONTINUED

Mr. Marcus asked if anyone has heard anything regarding a property on Campgaw Road that has ongoing construction and soil movement. Mr. Wolf said he was told the property owner was issued an order to stop all work. Mrs. Storms will ask the Planning Department what the property owner was cited for, where the soil came from and if there are any actions we should take at this point.

Request for Additional Tree Removal on Arbor Lane (Cedar Development off Masonicus Ave.)

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

60 Armour Road, Block 96, Lots 6-9, Dkt. #575 & 575(s), E-BD-216-2907

At a recent meeting, the Environmental Commission reviewed a Planning Board Application submitted by 60 Armour Road, LLC and the Peck Family Trust for a minor subdivision and new single-family home. Commission members discussed their concerns for grading on the property, in an effort to ensure the steep slope is appropriate to the natural contour of the existing property.

Mr. Marcus said the application was reviewed at the last Planning Board Meeting. He said many residents came out to voice their opposition to the application.

Bike Path Update

Mr. Marcus is going to keep an ongoing list of residents that have contacted him regarding their interest in helping out with the town-wide bike path. Members discussed forming a Bike Path Committee to keep the concept moving forward. Mr. Marcus will reach out to the interested residents to see if any would like to serve on a committee.

NEW BUSINESSWinters Pond

Last year, Mrs. LaGreca was working with Orange & Rockland to establish a rain garden on the site. She recently received an email from a representative stating they were interested in supporting the project. She spoke to Brian Campion, who said we would need a sketch plan for the rain garden to present to the town council. Mr. Wolf will speak to Mike Kelly about having the Township Engineer work up a sketch plan.

Airmont Road

Mrs. LaGreca noted that a property on Airmont Road on the corner of Maysinger Drive appeared recently to have a large number of trees cut down on the property. She asked if the Commission had reviewed any applications for the property. Mr. Wolf will look into it.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:20 p.m. following a motion by Mr. Marcus; seconded by Mr. Reilly. The next meeting is scheduled for Wednesday, July 27, 2016 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms
Secretary