

**TOWNSHIP OF MAHWAH
ENVIRONMENTAL COMMISSION MEETING MINUTES
WEDNESDAY, JULY 22, 2015**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:39 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)

Absent: Linda Meisel
 Carol Phiefer
 Daniel Weixeldorfer

There was no quorum present to approve the minutes of the meeting held on July 8, 2015. Approval of the minutes was deferred to the next meeting.

The minutes of the meeting held on June 24, 2015 were approved as submitted following a motion by Mr. Reilly; seconded by Mr. Seibert. All were in favor.

OLD BUSINESS

Group Home on 62 Sparrowbush Road, Upper Saddle River

Resident Wes Barber attended the last Commission meeting on July 8, 2015 to discuss the above Upper Saddle River property and his concerns with tying it into the Mahwah town sewer. Mrs. Storms and Mr. Wolf spoke to the Business Administrator and were informed there are no applications pending in Mahwah regarding this property. Mrs. Storms will let the resident know we contacted the town and there is no water connection approved with that location.

ID Cards

Mrs. Storms reached out to Police Captain Stu Blank for an update on the status of the members' identification cards. Captain Blank told her they are still in the works but should be completed shortly. She will follow up again prior to the Commission's next meeting.

Polo Shirts

Mrs. Storms received the names of three town-approved vendors from whom we can request prices for new polo shirts. Mr. Wolf said he will work with her in coming up with the specs for the shirts.

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

Mr. Marcus said an environmental expert is presenting to the Planning Board at its July 27 meeting. He said members are welcome to attend the meeting to learn more about the project's soil movement and site remediation plans.

Sustainable Jersey Update

Mr. Wolf presented a summary of the Sustainable Jersey review. We have received 165 points toward our certification, which qualifies Mahwah for Bronze level certification. Mr. Wolf and Karin LaGreca went through all of the group's suggestions, and said there are several things to which we can easily make changes for additional points. If those changes are made, Mr. Wolf said we can receive a total of up to 130 additional points toward our certification. Mr. Marcus will finalize several items to provide to Mrs. LaGreca. Mr. Wolf thanked all of the members for their work on the project.

125 Deerhaven Application Update

Resident Peggy Bost, who serves as the head of a homeowner's association in town, asked Mr. Wolf for an update on an application pending for 125 Deerhaven. She said there is a dumpster on the property and the homeowners told her the rugs were flooded during a storm and were being removed. Last year, the applicant submitted a soil movement application, but it was deemed incomplete. Mrs. Storms will ask the Planning Office / Administrative Officer how this will impact our agreement with the applicant to provide a remediation plan for the excess trees removed from the front yard of the property.

Bike Path Update

On Thursday, June 25, Mr. Wolf met with officials from the County Parks Department to discuss the concept of a countywide bike path. The county officials would like to present the concept to the County Executive and have asked Mr. Wolf to give them a proposal and diagram of our plans. Mr. Wolf still needs to talk with Mahwah town officials to present the overall concept and gain support. If members are interested in helping, he said he would welcome the assistance. Mr. Marcus said he could help set up a meeting with Ramapo College to present the idea there as well.

Mahwah NL Cedars Developers, LLC

28 Masonic 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 follow up letter from Mahwah NL Cedars with an updated tree removal plan for six lots of the Chestnut Trees major subdivision. The letter included three copies of the tree removal plans for the project as discussed at our recent site inspection. Mr. Wolf said he thinks it is a good plan overall.

SITE PLAN REVIEW

Ramsey Auto Group, 440 Franklin Turnpike, Block 110.01, Lot 7

Docket #569

Site Plan for conditional use approval

Members discussed a site plan for Ramsey Auto Group, which would like to use the existing vacant single-story office and parking lot as an outdoor storage facility to store vehicles in connection with its automobile dealership. All members were in favor of approving the Site Plan.

TWJ Mahwah Real Estate, LLC, 64 Ramapo Valley Road, Block 40, Lots 25 & 57
Docket #568PF & 568PF-S

Site Plan for conditional use approval

Members discussed a site plan for TWJ Mahwah Real Estate, which is proposing a 50-seat restaurant on the property. The applicant plans to renovate and upgrade the existing building. All members were in favor of approving the Site Plan and related soil movement permit application, subject to clarification of the impact, if any, on the riparian area near the river.

SOIL MOVEMENT PERMIT APPLICATIONS

The following soil movement permit applications were reviewed:

19 Hines, LLC, 1 Sustack Place, Block 43, Lot 20.03

E-BD-216-2830

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by 19 Hines, LLC to construct a single-family dwelling with related improvements. 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. This Soil Movement Permit Application is approved. There are zero trees being removed or replaced on the included Tree Preservation Application.”

cc: Township Engineer

19 Hines, LLC, 5 Sustack Place, Block 43, Lot 20.02

E-BD-216-2831

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by 19 Hines, LLC to construct a single-family dwelling on the property. 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. This Soil Movement Permit Application is approved. There are zero trees being removed or replaced on the included Tree Preservation Application.”

cc: Township Engineer

Laura Ernst, 6 Matthew Place, Block 162, Lot 226

E-BD-216-304-609

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Laura Ernst to construct a pool and patio on the existing property. 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 where the fill is coming from and the type of fill being used. This application is rejected until additional information is provided.”

cc: Township Engineer

Mahwah NL Cedars Developers, LLC, 3 Tree Farm Lane, Block 126, Lot 130.03
E-BD-216-2841

Memo to Administrative Officer:

“The Environmental Commission reviewed a Soil Movement Permit Application submitted by Mahwah NL Cedars Developers for the construction of a new single-family home. 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 provide the soil movement for the related properties the soil is coming from. This application is rejected until additional information is provided.”

cc: Township Engineer

TENANT APPLICATIONS

The following tenant applications were reviewed and approved:

- Very Nail Spa Inc., 17 Franklin Turnpike, Block 69, Lot 1
TA 15-0014
Change of ownership form for nail spa
- Alovette Cheese USA LLC, 1200 MacArthur Blvd., Block 139, Lot 2
TA 15-0015
Sales office
- The Vertical Group, 1200 MacArthur Blvd., Block 139, Lot 2
TA 15-0016
Securities Broker - Dealer

CORRESPONDENCE

The following correspondence was received and reviewed:

- Copy of a Township Resolution adopted by the planning board on July 13, 2015 conditionally approving the application for Docket #564PF & #564PF(S), Coremark Mahwah 17, LLC, 380 NJ State Highway Route 17, Block 137, Lot 4.
- Invitation for Brownfields 2015, sponsored by the EPA and ICMA
- Emails from two residents regarding the status of the Pilgrim Pipeline and a sign-on letter urging residents to oppose the pipeline. All members were in favor of Mr. Wolf signing the letter on behalf of the Commission.
- Various agendas, minutes and public notices.

NEW BUSINESS

Apple Ridge Update – continued

Mr. Marcus said the Planning Board is discussing whether the town would like to have them create a neighborhood homeowner’s association for the development.

Idling Issue

Mr. Seibert said when Mahwah DPW trucks go up the road and/or idle, the diesel engines can have a significant impact on the environment. He would like to see Mahwah become a leader in installing catalytic converters in diesel engines, which are more environmentally friendly. Mr. Seibert will research the topic and present the information to the members at a future meeting.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 10:10 p.m. following a motion by Mr. Reilly; seconded by Mr. Seibert. The next meeting is scheduled for Wednesday, August 12, 2015 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms
Secretary