

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, SEPTEMBER 9, 2015**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:32 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)

Absent: Jonathan Marcus  
Linda Meisel  
Daniel Weixeldorfer

There was no quorum present to approve the minutes of the meeting held on July 22, 2015. Approval of the minutes was deferred to the next meeting.

The minutes of the meeting held on August 12, 2015 were approved as submitted following a motion by Mr. Reilly; seconded by Mrs. Phiefer. All were in favor.

**OLD BUSINESS**

**DPW Idling**

Mr. Seibert gave an update on his interest to see Mahwah become a leader in installing catalytic converters in DPW's diesel engines. He said he recently met with DPW Superintendent Glenn Dowson, who is compiling a database of all the vehicles in our current DPW fleet. The database will include whether the vehicles are gas or diesel engines and if they have catalytic converters.

**Sustainable Jersey Update**

Mr. Wolf said the deadline for Sustainable Jersey follow-ups is September 13 and Karin LaGreca is organizing our remaining responses for the secondary round approval. We have submitted a total of 260 points, 165 of which were approved in the first round. Of the points currently pending second round approval, Sustainable Jersey has requested a commitment by Mahwah to update our Environmental Resource Inventory on a regular basis. Mr. Wolf proposed the Environmental Commission submit a resolution to the Planning Board recommending that we update the ERI at least once every five years. The resolution will acknowledge our responsibility to review and recommend updates to the Sustainability Section of the Master Plan. As part of our review, the Commission will review the ERI to determine that the information remains current and we will recommend any updates required to keep the ERI relevant to the Master Plan. The resolution was approved following a motion by Mrs. Phiefer; seconded by Mr. Reilly. All were in favor.

Mahwah Day – Saturday, September 19

Mr. Wolf discussed all of the members' various responsibilities during the upcoming event, including our handouts and giveaways.

ID Cards

Mr. Wolf distributed the members' ID cards that were prepared by the Police Department.

**SITE PLAN REVIEWS**Communications Infrastructure Corp., 25 Mountain Road, Block 6, Lot 1, Docket #1367-14A

The Environmental Commission reviewed an application from Communications Infrastructure Corp. to add an extension and dish antennas to an existing tower, as well as an equipment cabinet on the ground. The application was approved following a motion made by Mr. Reilly; seconded by Mrs. Phiefer. All were in favor.

**SOIL MOVEMENT PERMIT APPLICATIONS**

The following soil movement permit applications were reviewed:

Joseph & Amber Nizza, 73 Sparrowbush Road, Block 118, Lots 54 & 55  
E-BD-216-2850

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Joseph & Amber Nizza for a proposed one and two-story addition that includes a basement excavation, garage slab cut and seepage pit excavation.

*Comments to Administrative Officer and Township Engineer:*

This Soil Movement Permit Application is approved.

Peter Miller, 3 Fox River Crossing, Block 1, Lot 190, E-BD-216-2852

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Peter Miller to replace a failing concrete wall and add soil fill to match existing slope/grade so that enough of the property's driveway is available to safely drive/turn around.

*Comments to Administrative Officer and Township Engineer:*

This Soil Movement Permit Application is approved contingent upon the provision of the certificate of clean soil fill and recommendation that the steep slope waiver be rejected by the Zoning Board. The Commission recommends that the applicant bring the slope into compliance, for instance with a second retaining wall, to prevent run-off into the creek below and further erosion.

Tara & Anthony Russo, 2 Moccasin Court, Block 105, Lot 87.21, E-BD-216-304-612

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Tara & Anthony Russo for the installation of an in-ground swimming pool on the property.

*Comments to Administrative Officer and Township Engineer:*

This Soil Movement Permit Application and related Tree Preservation Application are approved.

Mizael Dourado, 23 Stag Hill Road, Block 4, Lots 23, 24 & 25, E-BD-216-2843

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Mizael Dourado for the construction of a single-family residence on the property. The Tree Preservation Application states there are a total of 64 trees on the property – 18 of which will be removed and 5 will be replaced.

*Comments to Administrative Officer and Township Engineer:*

This application is rejected. Please have the applicant clarify where the imported soil is coming from and whether it has been tested. There is a Tree Preservation Application attached, however the plan does not indicate where the trees to be removed/replaced are. The Commission also has concerns about the extensive loose retaining walls in the wetland area.

**TENANT APPLICATIONS**

The following tenant applications were reviewed and approved:

- Stobezki, Zelitsky & Co., LLC, 860 Wyckoff Avenue, Block 181, Lot 6, TA 15-0019  
*CPA Firm*
- Ocean Play Place, LLC, 1 Lethbridge Plaza, Suite 9, Block 63, Lot 6, TA 15-0020  
*Administrative sales office for publishing services*
- Gem Office Technologies, 860 Wyckoff Avenue, Suite 301, Block 180, Lot 6, TA 15-0021  
*Sales – lease office equipment*

**CORRESPONDENCE**

The following correspondence was received and reviewed:

- Request from Mahwah resident Ann Powley requesting that the Commission send a letter of interest to the state DEP regarding the proposed Pilgrim Pipeline. All members were in favor of sending the letter attached by Mrs. Powley. Mrs. Storms will prepare the letter for Mr. Wolf's signature.
- Copy of a follow-up letter from Mahwah NL Cedars Developers, LLC regarding an amended preliminary major subdivision application and amended soil movement permit application for 28 Masonicus Road, Tree Farm Lane and Arbor Lane.
- Copy of a letter to Eric Ballou in response to a request for a Highlands Jurisdictional Determination for Mahwah Properties I, LLC, Block 139, Lot 3.
- Copy of a letter to Hinda Appelbaum regarding one 550-gallon #2 heating oil underground storage tank system located at 6 Pendleton Road, Block 158, Lot 6.
- Bergen County Technical Schools Adult and Continuing Education 2015-16 Course Catalog.
- ANJEC Newsletter entitled, "Fixing Our Water Woes: New Jersey's Bucket List."
- New Jersey Water Environment Association SCAN Newsletter, Vol. 37, No. 3.
- Various agendas, minutes and public notices.

**OLD BUSINESS, continued**

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

Docket #559PF

At the Commission's last meeting, Mr. Seibert raised his concerns regarding where the water will come from for the new Mahwah/Upper Saddle River development because adding new customers outside of Mahwah will make it more difficult to achieve our Master Plan objective on water use. Mr. Wolf said according to the Township Business Administrator, there are no plans to provide potable water to the Upper Saddle River properties. Although some preliminary discussions have occurred regarding sanitary sewer flow, there is no agreement at this time between the two municipalities.

**NEW BUSINESS**

*None*

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:10 p.m. following a motion by Mr. Reilly; seconded by Mrs. Phiefer. The next meeting is scheduled for Wednesday, September 23, 2015 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms  
Secretary