

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

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:37 p.m. by Richard Wolf, Chairman. The Opening Statement was made. Roll call was taken.

Present: Jonathan Marcus  
Carol Phiefer  
Richard Reilly  
Richard Seibert  
Richard Wolf

Jennifer Storms (secretary)

Absent: Linda Meisel  
Daniel Weixeldorfer

The minutes of the meeting held on October 28, 2015 were approved as submitted following a motion by Mr. Seibert; seconded by Mr. Reilly. All were in favor.

**OLD BUSINESS**

2016 Budget Review

Mr. Seibert asked if the 2016 budget had been approved. Mr. Wolf explained the review and approval process.

Sustainable Jersey Certification

Mr. Wolf showed members the plaque Mahwah received at the Sustainable Jersey recognition luncheon in November. He said we are 105 points away from Silver certification and suggested we try to achieve it in the upcoming year. Mr. Wolf said he will research what we need to do to reach that level.

125 Deerhaven Issue

Mr. Wolf received a call from Peg Bost, a Deerhaven resident and head of the homeowner's association, regarding a neighbor that came before the Planning Board last year with a plan for septic on the property. The front yard of the property had been clear cut without approval, so the homeowners were supposed to come back to us with a remediation plan before they did anything further. Mrs. Bost said the homeowners recently brought in major digging equipment to begin what she assumes is for the property's septic system they are planning to install. To date, the Environmental Commission has not received anything from the homeowners. Mr. Wolf said he would draft a letter to the homeowners asking them for an update on the work.

### Shrewsbury Court Issue

Several months ago, Mr. Wolf received an inquiry from a resident in Franklin Heights stating there were dead Evergreen trees on a property near his home. He visited the property and could not find anything wrong with the area in question. He followed up with the resident and informed him that this is outside of the town's purview. Mr. Marcus and Mr. Wolf said it appears to be on the Condo Association's property. Mr. Wolf said he will follow up with the homeowner again, to let him know we don't have any jurisdiction on the property and to recommend that he try and work out the dispute with the property owner.

### **SITE PLAN REVIEWS**

#### Madeleine Ressler, Stag Hill Road, Blocks 4&5, Lot 13, Docket #1396-15

The Environmental Commission reviewed an application from Madeleine Ressler for the construction of a single-family home on vacant land on Stag Hill Road.

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

This is a Board of Adjustment Application Review Report. There is no attached Soil Movement Permit Application or Tree Preservation Application associated with this Board of Adjustment Review, so the Commission is unable to comment at this time. However, members did note that the swimming pool and patio are in the setback area.

#### Dean Van Natta, 3 Jackson Lane, Block 135, Lot 51, Docket #1398-15

The Environmental Commission reviewed an application from Dean Van Natta for the installation of a swimming pool, patio and required fencing at 3 Jackson Lane.

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

This is a Board of Adjustment Application Review Report. There is no attached Soil Movement Permit Application or Tree Preservation Application associated with this Board of Adjustment Review, so the Commission is unable to comment at this time.

Moving forward, Mrs. Storms will file any future Board of Adjustment Application Review packets under "Correspondence," unless there is any related soil movement or tree preservation to be reviewed by the Commission.

#### Masouleh Corporation & Faramarz Ebrahimi, 105 Christie Avenue & 75 Franklin Turnpike, Block 70, Lots 8&9, Docket #570PF

The Environmental Commission reviewed an application from Masouleh Corporation and Faramarz Ebrahimi for a retail/deli building addition on the two lots.

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

### **SOIL MOVEMENT PERMIT APPLICATIONS**

The following soil movement permit applications were reviewed:

Mizael Dourado & Luci Alcantara, 127 Lakeview Drive, Block 9, Lot 18  
E-BD-216-2870

The Environmental Commission reviewed a Soil Movement Permit Application submitted by Mizael Dourado & Luci Alcantara for a home renovation and new septic.

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

Paul & Shannon Zurbuck, 190 Island Road, Block 63, Lot 27  
E-BD-216-304-615

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Paul & Shannon Zurbuck for the construction of a swimming pool. The applicant plans to remove four to five trees on the property and make no replacements.

*Comments to Administrative Officer and Township Engineer:*

This Soil Movement Permit Application is not approved. Please note that under the soil movement permit “description of soil to be moved,” the figures need correction (page 1). Given the size of the pool, this does not seem reasonable. Please have the applicant confirm the size of the pool and soil movement. The Tree Preservation is approved.

Laurjo Construction Co., 235 Mahwah Road, Block 89, Lot 57.02  
E-BD-216-2879

The Environmental Commission reviewed a Soil Movement Permit Application and Tree Preservation Application submitted by Laurjo Construction Co. for the construction of a single-family resident and foundation. The applicant would like to remove five trees on the property and make no replacements.

*Comments to Administrative Officer and Township Engineer:*

This Soil Movement Permit Application is not approved. Please note that under the soil movement permit “description of soil to be moved,” the figures need correction (page 1). Given the size of the impervious coverage being created, 400 cubic yards of cut soil does not make sense. Please have the applicant correct those figures. The related Tree Preservation Application is approved.

**TENANT APPLICATIONS**

The following tenant applications were reviewed and approved:

OEM Accessories, Inc., 31 Industrial Avenue, Block 102, Lot 32  
TA15-0025

*Online sales business*

Rent N Talk, Inc., 200 Route 17 South, Suite 2, Block 132, Lot 11  
TA15-0026

*Online electronics sales*

Top Notch Tree & Landscape, Inc., 200 Route 17 North, Suite 200D, Block 132, Lot 11

TA15-0027

*Administrative office for tree removal and excavation company*

Radware, Inc., 575 Corporate Drive, Block 137, Lot 11

TA15-0028

*Security business*

### **CORRESPONDENCE**

The following correspondence was received and reviewed:

- Flood Hazard Area Verification and Individual Permit Notification for Mahwah Properties I, LLC Health and Wellness Center, 1400 MacArthur Boulevard, Block 139, Lot 3.
- Public Notice Letter regarding a Flood Hazard Area Individual Permit and Freshwater Wetlands General Permit Application submitted by Orange & Rockland regarding property on Brook Street. The project includes repair of an existing crib wall and bank stabilization along a portion of the Mahwah River.
- Copy of a Planning Board Resolution regarding Docket #559PF for Apple Ridge Mahwah, LLC conditionally approving the above reference application.
- Copy of a letter regarding AcuPac Packaging, 55 Ramapo Valley Road, regarding the remediation of asbestos on the property.
- Copy of an email regarding an upcoming Sustainable Jersey Grant webinar– Mrs. Storms will forward the email to everyone.
- New Jersey Water Environment Association’s SCAN Newsletter
- ANJEC 2016 Invoice and Voucher Certification Form for membership dues in the amount of \$300 for the annual membership and \$60 for the workshop plan – Mrs. Storms will process when the funds are made available.
- Copy of a letter from Boswell McClave Engineering regarding a NJDEP Treatment Works Notification on Wyckoff Avenue.
- Various agendas, minutes and public notices.

### **NEW BUSINESS**

#### Pilgrim Pipeline

Mr. Marcus gave an update on the status of the Pilgrim Pipeline and the next steps the Council and Planning Board are taking in town to fight it. The Planning Board passed a resolution stating that the concept of unregulated pipelines is contrary to our Master Plan and recommended that the Council pass an ordinance in line with that. We expect Council to do that by sometime early next year. Mr. Wolf said it sounds like we are moving in the right direction and encouraged members to attend the upcoming Council meeting to show our support.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 9:45 p.m. following a motion by Mr. Marcus; seconded by Mr. Seibert. The next meeting is scheduled for Wednesday, January 13, 2016 at 7:30 p.m. in the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey.

J. Storms  
Secretary