

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, AUGUST 24, 2015 AT 7:30 P.M.**

I. CHAIRMAN'S OPENING STATEMENT, ROLL CALL, FLAG SALUTE

The combined public/work session meeting of the Planning Board of the Township of Mahwah held at the Municipal Building, 475 Corporate Dr., Mahwah, N.J. was called to order at 7:31 p.m. by Mr. Sherer. The Opening Statement was read according to the Sunshine Law followed by the flag salute.

These minutes are a synopsis of the meeting. A verbatim audio recording is on file at the Planning Board Office, 475 Corporate Dr., Mahwah, N. J. Copies may be purchased for a fee.

The following individuals were present:

Mayor Laforet
Ms. Ariemma
Mr. Bagatelle
Mr. Crean
Mr. Donigian (in at 7:34 p.m.)
Mr. Marcus
Mr. Sherer
Mr. Weixeldorfer

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., David Roberts, P.P.,
Frank Rossi, P.E., LSRP from Boswell Engineering

The following individuals were absent:

Mr. Van Duren
Mr. Jandris
Mr. Lo Iacono

II. APPROVAL OF BILLS:

Peter Scandariato, Esq.	7/13/15	Meeting Attendance	\$ 250.00
Peter Scandariato, Esq.	7/27/15	Meeting Attendance	\$ 250.00
Phillips Nizer	July 2015	General	\$ 240.00

III. APPROVAL OF MINUTES: None to present.

IV. RESOLUTION FOR MEMORIALIZATION:

1. **Docket #533A – 686 Island Avenue, LLC** 465 Route 17 North, Block 64, Lot 18, Resolution of Approval

Motion to approve the resolution was made by Mayor Laforet and seconded by Mr. Sherer. A roll call of members present revealed 2 aye votes by Mayor Laforet and Mr. Sherer.

v. **OPEN TO THE PUBLIC – 15 MINUTES**

Motion to open the meeting to the public was made by Mr. Marcus, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

No one wishing to be heard, motion to close the meeting to the public was made by Mayor Laforet, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

VI. PUBLIC HEARING:

1. E-BD-216-2841 – Mahwah NL Cedars Developer, LLC 8 Tree Farm Lane, Block 126, Lot 130.03 Soil Movement Permit Application, moving over 1,000 cubic yards of soil

At this time, Mr. Crean recused himself.

James Jaworski, of Wells Jaworski Liebman, appeared on behalf of the applicant and gave a brief explanation of the application.

Tibor Latinscics, P.E., of Conklin Associates, appeared before the Board. He described the existing conditions of the lot and noted the building permits had been issued for the other homes in the development. This is the third proposed home, a five-bedroom single family home at the end of the cul-de-sac. The lot will require 322 cubic yards of cut and 1500 cubic yards of fill to grade the property as it slopes from the West to the East; all fill is being generated on site to minimize truck traffic on Township roadways. The site was previously graded to accommodate the roadway construction and detention basin. The applicant agreed to accommodate all requirements set forth in the letter from the Township Engineer.

Mr. Kelly informed the applicant was proposing a total of six replacement trees on the lot. Mr. Donigian questioned pending concerns from Boswell Engineering and the Environmental Commission regarding the soil calculations. Mr. Kelly clarified the Commission required a description of the soil to be removed; he reminded the material would be generated within the development. The applicant agreed to reply to the Environmental Commission regarding this explanation.

Motion to open the meeting to the public was made by Mr. Marcus, seconded by Mr. Bagatelle and declared unanimously carried by Mr. Sherer.

No one wishing to be heard, motion to close the meeting to the public was made by Mr. Bagatelle, seconded by Mr. Marcus and declared unanimously carried by Mr. Sherer.

Motion to approve the application was made by Mr. Weixeldorfer and seconded by Mayor Laforet. A roll call of members present revealed 7 aye votes by Mayor Laforet, Ms. Ariemma, Mr. Bagatelle, Mr. Donigian, Mr. Marcus, Mr. Sherer, and Mr. Weixeldorfer.

2. Docket #569 - Ramsey Auto Group 440 Franklin Turnpike, Block 110.01, Lot 7 Conditional Use Application

At this time, Mayor Laforet recused himself.

James Jaworski, of Wells Jaworski Liebman, appeared on behalf of the applicant. Mr. Kelly advised this application did not initially come before the Board; he had approved the application for tenancy initially and then found that the outdoor storage of vehicles was not permitted at this site without approval of the Board for conditional use.

Mr. Jaworski marked exhibits. He explained a fence encloses the site and the lot does not abut a residential zone. There is very little traffic moving into or out of the site. He advised the car alarms have been disabled in the vehicles and only the lights flash to avoid noise pollution to the area. The applicant only expected a small number of vehicles to move in and out of the site during the day. In response to Mr. Kelly, Mr. Jaworski informed vehicles are brought to the site with a transport vehicle and/or are driven individually to the lot. The hours of the site would be similar to those of the dealership, which are currently 9am to 9pm Monday through Friday and open only until 6pm on Saturday.

Mr. Roberts explained the buffer requirements did not apply in this case, as there is no adjacent residential zone. In response to Mr. Roberts, Mr. Jaworski explained a large portion of the building on site was vacant. There are no plans for use of the building currently or in the future. Mr. Kelly advised that if a tenant brought forth an application to use the building, the parking of vehicles, if approved, would be taken into consideration. Mr. Marcus expressed concern regarding the use of parking spaces and stressed the vehicles should not be crammed into the lot; and all fire lanes will need to be open and usable. Mr. Kelly suggested a condition of approval include that the number of vehicles on the property will not exceed the number of parking spaces on the property.

Motion to open the meeting to the public was made by Mr. Marcus, seconded by Mr. Donigian, and declared unanimously carried by Mr. Sherer.

No one wishing to be heard, motion to close the meeting to the public was made by Mr. Weixeldorfer, seconded by Mr. Marcus and declared unanimously carried by Mr. Sherer.

Motion to approve the application with the condition that the number of parked cars on the property will not exceed the number of parking spaces was made by Mr. Donigian and seconded by Mr. Crean. A roll call of members present revealed 7 aye votes by Ms. Ariemma, Mr. Bagatelle, Mr. Crean, Mr. Donigian, Mr. Marcus, Mr. Sherer, and Mr. Weixeldorfer.

3. Docket #559PF & 559PF-S – Apple Ridge Mahwah, LLC 269 East Crescent Avenue, Block 127, Lots 1, 3-7 Preliminary & Final Major Subdivision and Soil Movement Permit Applications to subdivide the existing seven (7) lots to create 34 new, single-family lots. Public Hearing continued from July 27, 2015

Kevin Moore, of Sills Cummis and Gross, PC, appeared on behalf of the applicant and gave a brief description of the testimony anticipated this evening.

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Eric Keller, P.E., of Omland Engineering, appeared on behalf of the applicant. Mr. Keller explained the traffic circulation of the proposed site. The site included 2000 linear feet of frontage along East Crescent Ave., a County roadway with a 40 mph speed limit. Five intersections were used for the traffic study and counts were conducted during morning and evening peak periods on 5/14/14. Mr. Donigian expressed concern that the traffic reports had not been submitted to the Board. Mr. Kelly noted the report was to be submitted to the Township ten days prior to this evening's hearing and they were not received. Mr. Sherer noted the testimony on traffic should, therefore, be given at a later date, after the report is submitted to the Board and Professionals for review.

Stanley Omland, P.E., of Omland Engineering, appeared before the Board to discuss the applicant's altered renderings addressing the Board's concerns discussed at prior hearings. He informed the applicant was seeking relief from the slopes ratio of 1:4 and was proposing 1:3 slopes at the rear yards of those homes closest to the stream. This would allow for those homes to have large, flat backyards. It would also eliminate four of the retaining walls, create better grading, and allow the storm water basins to move closer towards the stream. The drainage was redesigned to travel to E. Crescent Ave. rather than to the stream; therefore, the properties would share a common swale between every two lots. This would eliminate the large swale along the backside of the properties as previously proposed. Mr. Omland noted the County required storm drainage changes along E. Crescent Ave., as well as a widening of the roadway itself. He further testified that the applicant was not permitted to add to the existing runoff from the site with this development. As a result, he clarified, there would be no reason to upsize the pipes, but rather they would use the current piping in place. He informed the projected runoff would actually be reduced as a result of the proposed project. Mr. Kelly noted the roof leaders will discharge into the ground to reduce water flow across the properties. Mr. Omland noted additional changes were also made to the driveway locations for two particular homes.

Mr. Omland explained 25-30 trees were moved out of the proposed interior landscaped forest area and interspersed among the backyards of the homes along the stream corridor in order to address some of the Board's initial concerns. In response to Mr. Sherer, Mr. Omland explained additional trees were not added, as it did not reduce this heavily forested area. Mr. Weixeldorfer expressed his concern that those trees would be the first to be removed if the homeowner wanted to install a pool or reduce the trees on the property.

Mr. Omland noted the sidewalk was initially proposed on the interior loop of Road A and on Road B. The sidewalk was moved to the other side of the roadway to avoid any seepage and icing caused by flowing water. In response to Mr. Bagatelle, Mr. Omland explained sidewalks were required as per RSIS standards, but they could be removed at the Township's request. Mr. Kelly advised it would be beneficial to have a sidewalk for children in the area. He recommended the sidewalk be extended from the development out onto E. Crescent Ave. with a further extension of that walkway to the southern and the northern border. The applicant agreed to extend the sidewalk along the frontage of E. Crescent Ave. Mr. Omland reminded the pump station was eliminated from the project and the proposed sewers will flow by gravity to the station in Upper Saddle River.

In response to Mr. Kelly's concerns regarding the retaining wall, Mr. Omland confirmed the applicant would reduce the walls to below six feet in height. Mr. Kelly recommended a homeowner's association be established to maintain the stormwater management systems on site, as it could become an issue if the Township was left to maintain them. In response to Mr. Omland, Mr. Kelly informed maintenance of this type in a subdivision is usually left to

homeowners associations in town. In response to the applicant's request for relief of slope requirements, Mr. Kelly advised this was not an issue and this would reduce the amount of disturbance and retaining walls. In response to Mr. Kelly, Mr. Omland confirmed the locations with slopes of 1:3 were those homes closest to the stream and the slopes would result in improvements of the rear yards and retaining walls. He further explained that in order to gain 25,000 cubic yards of soil, there would be three inches removed from the interior of the site (the forested landscaped area). In response to Mr. Weixeldorfer, Mr. Omland explained the applicant would blend the soil, test it, move it once tested clean, and grade the property. In response to Mr. Bagatelle, Mr. Omland stated the applicant did not intend to test after the soil is moved.

Mr. Kelly advised the Board that the applicant had provided soil movement fees and escrow amounts. The Township is still awaiting detailed soil movement calculations, which the applicant has testified they are in the process of preparing; the applicant expected the soil movement to be balanced on site and did not anticipate soil imports to the site. Mr. Kelly also advised the retaining wall calculations would be required prior to construction. He questioned whether the wall on proposed Lot 18 would result in the property to the north being disturbed during construction. Mr. Omland noted the aforementioned wall is offset 10ft. to the property line; therefore, the applicant will not need to encroach on the neighboring lot. The adjacent property will be higher in elevation than the proposed lot. Mr. Kelly explained the sanitary sewer flow will move to Upper Saddle River; he added the flow will require an interlocal agreement be made between Upper Saddle River and Mahwah, which should be made a condition of approval. Mr. Kelly advised all covenants, easements and deed restrictions were provided to the Township this evening as well.

Mr. Roberts explained many of the comments from the Township Planner were with regards to the tree removal. He had only just received the updated plans, so he was unable to go over them in detail. He noted that five trees (numbered as 184-189) are currently being retained in the schedule. The grading solution increases the usable area of the backyards, which was a prior concern of the Board. Mr. Roberts explained there was a lack of public park facilities in this area of town, and the conservation area of the project could be addressed with this in mind as the applicant's testimony continues.

Mr. Sherer commented the trees in the right of way were to be maintained as previously discussed; he noted it seemed they are all to be removed on the updated plans. Mayor Laforet stated tree numbers 542-586 were a concern. Mr. Omland explained that the tree removal plan contemplated that all trees would be removed from the site, including those in the right of way, due to the installation of sidewalks, the widening of E. Crescent Ave. for the County, and the remediation blending on site. In response to Ms. Ariemma, Mr. Omland explained the transplant of the smaller trees may not result in successful plantings; he advised there would be warranties from the nurseries to guarantee successful plantings and they would avoid any contaminants in the rootballs of the trees with new plantings. Mr. Bagatelle expressed his desire to see additional trees added to the backyards rather than removing trees from the center area to be used elsewhere on site. Ms. Ariemma questioned whether the trees would be removed along the stream if they were found to not be contaminated. In response to Ms. Ariemma, Mr. Kelly explained directing the leaders to the property rather than into the ground can lead to erosion on properties as well as depositing of silt and debris into the sewers and drains. He noted the proposed plan would result in a continuation of the current flow of water and will also move runoff to proposed detention basins.

In response to Mr. Donigian's concerns regarding soil movement calculations, Mr. Omland explained the applicant was aware they had to blend the whole site. Ms. Ariemma

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questioned whether they could remove the top six inches of contaminated soil rather than blend. In response to Mr. Kelly, Mr. Omland explained approximately 100,000 tons of soil would need to be removed for every foot of top soil. This would result in approximately 5,000 truck removals of soil off site.

Motion to open the meeting to the public was made by Mr. Marcus, seconded by Mr. Bagatelle and declared unanimously carried by Mr. Sherer.

William Jaekel, 800 E. Crescent Ave. in Ramsey, appeared before the Board. Mr. Omland explained the County required E. Crescent Ave. widened to 23 ft. off the center line as well as an easement; he explained the existing right of way is irregular along the roadway's current width. The applicant is required to mill and put a new wearing surface on the roadway. In response to Mr. Jaekel, Mr. Omland explained the blending will take place up to the property line. Mr. Jaekel informed his property was located at the southern property line.

Motion to close the meeting to the public was made by Mr. Weixeldorfer, seconded by Mr. Marcus, and declared unanimously carried by Mr. Sherer.

Mr. Sherer recessed the meeting at 8:51 p.m.

Mr. Sherer called the meeting back to order at 9:01 p.m.

Kenneth Paul, Executive Vice President of EcoSciences located in Rockaway NJ, appeared before the Board and informed he was the Licensed Site Remediation Professional (LSRP) for the applicant. Mr. Paul explained he put together a summary of the remedial approach, which included the requested data and map. He reminded the site was found to have contamination of primarily arsenic and lead, most of which was found in the top six inches of soil on site. The proposed remedial approach of blending soils will meet the NJDEP's most restrictive residential standard. Post blending sampling will be conducted to ensure clean soils; in order to blend, the applicant will remove all trees and vegetation along the property. He acknowledged concerns expressed by the Board that some offsite trees and vegetation should be kept; the applicant agreed to conduct pinpoint/targeted testing near the larger trees along the stream to determine if they need to be removed. He explained the sampling did not indicate a specific pattern across the site and the contamination was effectively sprinkled across the whole site. He reminded ten out of the 26 samples failed for arsenic, and one failed for lead. Seven of the additional 14 samples failed again and the three sediment samples taken from within Pleasant Brook tested clean for arsenic, lead and pesticides. All samples were below regulatory standards for pesticide contamination. He explained the lead arsenate pesticides used when the site was an orchard were most likely to blame for the contamination on site.

In response to Mayor Laforet, Mr. Paul informed the applicant had not taken samples from the area along the northern border of the property. Mayor Laforet expressed his concern regarding removal of these specific trees. Mr. Paul explained the trees would need to be removed from the site for blending to take place in order to meet the NJDEP requirements. The Remedial Action Outcome (RAO) will be classify the entire site as unrestricted use; therefore, the entire site must meet the regulatory standard. Mr. Paul explained the applicant cannot merely blend the footprint of the home and yard areas and leave other areas unblended, as it will not be protective of the human health and safety of the residents.

In response to Mr. Donigian, Mr. Paul informed 113 acres encompass the site; 58 are located in Mahwah. He noted almost half of the samples failed for contamination and were spread throughout the site. He further explained the site was an orchard, which was changed to a golf course; during this transition, soils were probably moved around to achieve certain fairway aspects. In response to Mr. Weixeldorfer, Mr. Paul explained the vast majority of the root systems of the large trees are probably clean; however, when a tree is removed from the ground, the majority of the soil will be removed from its roots, which will be blended back into the existing soil.

Mr. Weixeldorfer informed the Tice's Corner development, located in Woodcliff Lake, had soils removed from the site prior to development. Mr. Paul noted that Tice's Corner was contaminated with TCE (tetrachloroethylene). In response to Mr. Bagatelle, Mr. Paul explained the contaminants on site currently would have to be ingested or inhaled in large quantities to cause harm. The options for approved remediation include blending, removing soil and replacing, or capping the site with clean soil. The blending technique was the most economical; he believed capping would be more economical, however it would not work on a site of this size and contamination distribution. Mr. Paul explained capping the site would require all 78 homes to be deed noticed and require biannual certification. Excavation and replacement of the soils would be tremendously expensive and would result in thousands of trucks moving on Township roadways. Mr. Paul expressed his opinion that the blending option is the least disruptive to the community, the most acceptable from a marketing and development standpoint, and from a safety standpoint, it is totally protective of the health and safety of the future residents and the environment.

Mr. Weixeldorfer expressed his concern that this type of remediation was a way to remediate without having to notify future homeowners of the previous contaminants on site. Mr. Bagatelle stated the Board and the Township held a reasonable responsibility to look out for the health and safety of the project and future homeowners. In response to Mr. Marcus, Mr. Paul explained they had taken 14 samples along the northern area of the property and seven of those failed. Mr. Marcus requested samples along Lots 17 and 18 be tested specifically to determine whether some of the trees could remain. Mr. Paul explained it was better for the applicant, the Township and the neighboring properties to keep the trees and not remove them; the applicant agreed to conduct targeted sampling as discussed. He advised scraping the contaminated soils does not work well, as it involves scraping from the root system of the trees, which can become difficult. In response to Mr. Weixeldorfer, Mr. Paul clarified that capping contaminated areas by the trees was not an option because the homeowner would need to be deed restricted and would be responsible for that cap. Mr. Moore explained that the NJDEP controlled the standards for the remediation.

Mr. Donigian expressed his concern that the NJDEP has been wrong in the past in other contamination situations. He explained he held concerns for the health and safety of future homeowners. There are potential health risks that future homeowners could experience from low level arsenic and lead in the soils. He informed there were a number of sites in NJ, PA, and NY where the DEP has had to remediate soils due to an abundance of cancer clusters. He acknowledged the NJDEP held the final determination, but he noted the Board, as residents of Mahwah, cared about future residents of the Township. Mr. Donigian expressed his understanding that the LSRP would ensure the applicant will meet the criteria set forth by the NJDEP; however, it would be difficult to explain to those clusters of people who could become ill that they meet the standards set forth as safe. He added that clear cutting the trees at the location would result in numerous residents contacting the Township with concerns. He

suggested blending sections rather than the entire site. Mr. Paul reiterated there was no real definitive pattern of contamination across the site. He appreciated the comments that the Township is looking to ensure and protect the health of future homeowners; he stated the greatest concern of an LSRP is the protection of human health and safety. He informed the NJDEP sets the regulation at arsenic levels below 19ppm, which is what the applicant will blend to.

Mr. Donigian expressed concerns there will be no additional testing prior to construction of homes after the soils are moved. Mr. Paul explained blending will be conducted using the auger, which involves a very controlled flipping and mixing of the soils. Mr. Donigian questioned if a General Information Statement will be made to the homeowners and expressed concerns that there would be no notification to future residents. He questioned what the process would be if a homeowner tests the soil and brings a lawsuit against the developer. Mr. Moore advised the Township would not be liable, as they are not responsible for final testing and approval of clean soils. Mr. Kelly noted concerns that if a resident wished to install a pool and tested the soil to find it was contaminated, there would be an issue.

At this time (9:35pm) Mr. Bagatelle excused himself from the meeting.

Mr. Scandariato advised the Board's hands were effectively tied, as it could not regulate beyond the NJDEP requirements. The Township is entitled to rely upon the LSRP's determination as per the NJDEP regulations. In the event a homeowner found contaminated soils, a lawsuit would, most likely, be brought forth against the developer. Mr. Sherer expressed concerns the auger would blow soil onto adjacent properties when in close proximity to those residences. Mr. Paul advised dust monitors would be installed and soils will be wetted if the dust monitors detect any issues. An environmental health and safety person will be on site as well; the machine digs down approximately three feet into the ground to move the soil. Mr. Donigian suggested a condition that samples be taken after construction of the homes. Mr. Scandariato advised if the Township required this, the Township would be making the determination that the site is clean rather than the NJDEP certifying the site is clean.

Mr. Rossi advised the applicant could increase the frequency and post testing if it desired, noting there is leniency to up the frequency testing. The post blending frequency is set forth in the new draft guidance by the NJDEP. He advised the applicant could position the post blending testing to give some comfort to the Board. In response to Mr. Rossi, Mr. Paul informed that during the preapplication meeting with the NJDEP (land use and site remediation), there was no objection made for either the riparian zone or buffer area testing. He informed the applicant will obtain individual landuse permits. Mr. Paul further explained the mitigation would include the restoration of the riparian corridor with vegetation and will be submitted to the NJDEP; he did not anticipate additional plantings to be required.

Mr. Rossi questioned if those lots with trees the Board was looking to protect could be deed restricted with side yard fencing as done with a riparian buffer. Mr. Paul explained they would need to cap the area with 1-2 ft. of clean fill, as pursuant to NJDEP regulations, which would cause issues with grading and stormwater drainage. It would also result in the requirement to file biannual certifications. The developer would need to ensure the sale of the lot and be sure the homeowner would actually keep the area safe and protective of human health and safety. He noted that fencing the area rather than capping it is an option, but it needs to be a four sided fenced area maintained by the property owner, who would also be responsible for restricting access.

Mr. Kelly expressed his concern that the additional testing was proposed to take place after all approvals are received. He suggested sampling sooner to determine what trees require removal, as there could be isolated pockets of contamination or no contamination for specific areas. He also noted soils could be vacuumed to clean the tree area. In response to Mayor Laforet, Mr. Paul confirmed the RAO could be given for the site if the trees preserved were found to not be in contaminated areas, as those areas would not require blending. In response to Mr. Weixeldorfer, Mr. Paul explained the perimeter of the property was not purposely avoided during sample testing; the applicant needed to have 26 locations. He further explained that, for historically applied pesticides, there is no requirement to test off site as the contaminants were legally applied; an applicant is only responsible for their site. In response to Mr. Rossi, Mr. Paul explained the ponds were not tested, but the stream was sampled at the start, middle and end of the stream.

Mr. Crean expressed concern if a tree is on a neighboring property line with its canopy over the property line, the tree would, most likely, not survive if the soil is tilled up to the property line. In response, Mr. Moore advised he would look into the responsibility and liability in this type of situation. In response to Ms. Ariemma, Mr. Paul explained it would be impractical to test each inch of soil; the NJDEP sets the protocol for sampling. He confirmed the majority of the contamination occurs at the six-inch depth. Mr. Donigian confirmed the industry standard is to collect six inches, which is acceptable; they are unable to pinpoint the sample to 2 inches. Mr. Paul explained they would be blending 18-36 inches deep. In response to Mr. Rossi, Mr. Paul advised there were 5-6 other Areas of Concern (AOC) in the preliminary assessment prior to his involvement in the development; the historic pesticide use was the only one with concern. The applicant will conduct another preliminary assessment, update the existing preliminary assessment and follow the NJDEP guidelines.

Mr. Kelly requested the applicant provide a depiction of the overall site grading in reference to the tree removal plan, so the Board could better visualize the trees being removed versus the site grading. Mr. Omland stated the applicant will provide this and will include a depiction of the widening of the roadway as well. Mr. Kelly referred to the summary report, noting that the applicant indicated the site will be stabilized upon final grading of the site. He expressed concerns for potential runoff to take place between soil tilling and final grading of the site. Mr. Paul explained the plan is to blend, grade and then stabilize. He informed the site will be rolled each day after the blending to ensure reduced runoff. In response to Mr. Rossi, Mr. Omland explained a cover would be installed after 30 days to stabilize the soil.

Motion to open the meeting to the public was made by Mr. Crean, seconded by Mr. Donigian, and declared unanimously carried by Mr. Sherer.

John Brotherton, 249 E. Crescent Ave., appeared before the Board and questioned how the applicant would handle the tennis courts on the site. Mr. Paul informed the applicant will demolish all improvements on site and blend all the soils. In response to Mr. Brotherton, Mr. Omland explained the construction staging would occur on the existing impervious surface parking areas. In response to Mr. Brotherton, Mr. Paul explained the blending depth depends upon the depth needed to achieve the concentrations necessary to meet the NJDEP standards, but it will be graded at approximately an 18-36 inch depth across the site.

William Jaekel, 800 E. Crescent Ave. in Ramsey, informed there was a rubble wall between his property and the golf course property and questioned if it would be disturbed. Mr. Paul informed

it probably would not be necessary to blend under this wall. In response to Mr. Jaekel, Mr. Paul explained the trees on the wall would probably not have to be removed. He added the applicant will conduct additional target sampling to determine if they could possibly save significant trees. Mr. Omland informed there will be a silt fence installed to protect adjacent properties; grading and/or cutting will not take place beyond the property lines.

In response to Mr. Weixeldorfer, Mr. Paul informed blending would take place during approved Township hours for construction. Mr. Kelly advised the timing would be 8am to 5pm Monday through Saturday with no work permitted Sundays or holidays.

Motion to close the meeting to the public was made by Mayor Laforet, seconded by Mr. Marcus, and declared unanimously carried by Mr. Sherer.

In response to Mr. Crean, Mr. Sherer suggested obtaining additional information on the rubble wall previously discussed.

The applicant agreed to extend the decision by the Board to 9/28/15.

The hearing was carried to 9/28/15 with no further notice necessary.

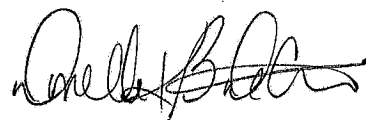
VII. WORK SESSION:

- A) NEW BUSINESS
- B) OLD BUSINESS
- C) COMMITTEE REPORTS

VIII. ADJOURNMENT

Motion to adjourn the meeting at 10:18 p.m. was made by Mr. Crean, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board
on October 9, 2015 for approval
at the Regular Meeting to be held
October 12, 2015



Donelle Bright DeCouto
Planning Board Recording Secretary