

**TOWNSHIP OF MAHWAH
SPECIAL ENVIRONMENTAL COMMISSION MEETING MINUTES
TUESDAY, AUGUST 3, 2021**

The special remote meeting of the Environmental Commission was called to order at 7:03 p.m. by Richard Wolf, Chair. The Opening Statement was made. Roll call was taken.

Present: Richard Wolf, Chair
 Megan Charles
 Jack Pfister
 Carol Phiefer
 Richard Seibert, Co-Chair
 Sally Coda, Alternate II
 Jennifer Storms, Secretary

Absent: Janet Ariemma, Council Liaison
 Mike Devaney, Alternate I
 Frank Pallotta, Planning Board Liaison

The minutes of the meeting held on July 28, 2021 were approved following a motion by Charles; seconded by Seibert. Pfister abstained. All other present members were in favor.

OLD BUSINESS

Styrofoam Recycling Day – October 30

The Boy Scouts have committed to holding a special styrofoam recycling event on October 30. The collection will take place from 9 a.m. to 1 p.m. in town hall parking lot. This will give residents an opportunity to recycle styrofoam used to package electronic devices and small appliances such as computer monitors, televisions, etc. They have asked for our assistance in marketing the event and purchasing garbage bags to package the styrofoam. Charles volunteered to contact representatives from the condominium and townhouse associations to publicize the event.

SITE PLAN REVIEWS

Russo Acquisitions, LLC, 1000 MacArthur Blvd, Block 135.01, Lot 65, Docket #620

The Environmental Commission reviewed a Planning Board application review report for a preliminary and final site plan and soil movement permit acquisition.

Pfister noted his concerns about any trees being removed. There are 380 trees slated for removal, of which 307 will be replaced. Members discussed.

Coda also noted her concerns about the traffic study and the influx of trucks driving up and down MacArthur Boulevard. Seibert said there are 500 parking spaces planned, so there will be a lot of cars coming in and out of the property as well.

Comments to the Administrative Officer/Township Engineer:

In order to properly review the application at 1000 MacArthur Blvd, the Environmental Commission held a special meeting and concluded the following:

- Replacement trees need to be 25 percent deciduous trees from Mahwah's List of Approved Trees. If 323 trees are being removed, we would require 81 deciduous replacements versus the 75 listed on the applicant's landscape plan. Due to the number of large trees being removed, we recommend replacements are larger 4-5" CAL to better buffer the area from nearby residences (block view of activity and improve noise/light reduction).
- Water demand is significant @ 11,000 GPM. We would request the developer fund a special assessment account based on incremental water use from existing conditions to offset the increased maintenance & upgrade costs at water utility to meet future needs.
- Green Infrastructure was noted but only in regard to stormwater infiltration basins. We would request consideration for other initiatives such as on-site water collection and re-use, rain garden, a green roof or solar system on roof, pervious coverage options in parking lot areas, etc.
- Steep slope concerns: Please consider alternatives to reduced proposed grade to 1:3 (very steep) to 1:5.
- Traffic - a) Need restrictions to keep noise to acceptable levels on traditional non-work hours (10 PM - 8 AM, M - F & weekends) due to nearby residential homes and b) re-look at westbound entrance on MacArthur Blvd for high idling time at turn, and safety considerations due to curve in road eastbound and nearby shopping mall and schools.

Wolf made a proposal to accept the application review with the above comments; seconded by Phiefer. Pfister and Charles opposed. All other present members voted in favor.

Crossroads Developers Associates, LLC, 1 International Blvd., Blocks 26 & 183, Lots 26, (2, 10, 11) and 183 (1)

Follow up from July 14 Meeting – Wolf will follow up with the Planning Board on information requested regarding an Area in Need of Redevelopment Study for the subject property.

SOIL MOVEMENT PERMIT APPLICATIONS

None received

TENANT APPLICATIONS

None received

CORRESPONDENCE

The following correspondence was received and reviewed:

- Email regarding the Passaic Valley Sewerage Commission

NEW BUSINESS

Wolf said he and Karin LaGreca discussed producing some educational videos to promote awareness. We will discuss it in more detail at an upcoming meeting.

Wolf said LaGreca received an email about a local business that was interested in funding an environmental initiative in town. The business may be interested in funding the rain garden. Wolf asked for a volunteer to coordinate the effort. Coda offered to reach out.

There being no further questions or discussion, the remote meeting of the Environmental Commission was adjourned at 8:27 p.m. following a motion by Pfister; seconded by Seibert. Our next remote meeting is scheduled for Wednesday, August 11, 2021 at 7 p.m.

J. Storms
Secretary