

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, JANUARY 13, 2021**

The remote meeting of the Environmental Commission was called to order at 7:13 p.m. by Richard Wolf, Chair. The Opening Statement was made. Roll call was taken.

Present:           Richard Wolf, Chair  
                      Janet Ariemma, Council Liaison  
                      Tom McKeon  
                      Frank Pallotta, Planning Board Liaison  
                      Jack Pfister  
                      Richard Seibert, Co-Chair  
                      Jennifer Storms, Secretary  
                      Carol Phiefer

Wolf welcomed new member Jack Pfister to the Commission. The minutes of the meeting held on December 9, 2020 were approved following a motion by Seibert; seconded by Pallotta. Pfister abstained. All other present members were in favor.

**OLD BUSINESS**

Sustainable Jersey Certification Updates

Wolf said he is scheduled to meet next week via zoom with the township's new business administrator, Ben Kezmarsky, to discuss our Sustainable Jersey efforts, solar initiatives, and other environmental priorities for the town moving forward.

Wolf encouraged everyone to continue working on their respective assignments and submit information to LaGreca.

Solar Garden Initiative

We were contacted by a representative of a solar company looking for a town letter saying we are in support of using solar panels on larger buildings. The company has reached out to other departments in Mahwah as well.

Energy Audit

Pallotta said he received a copy of the town's recent energy audit. He will forward it to the group.

Electric Charging Station Update

Wolf said he is going to look into grant opportunities for installing an electronic charging station in town, potentially at the library. He said the prices range from \$12,000 to \$20,000 per station.

**SITE PLAN REVIEWS**

June Stahl, Jefferson Street/Adams Court, Block 168, Lot 9, Docket #615

The Environmental Commission reviewed a Planning Board Application Review Report for a minor subdivision.

The review of this application was approved following a motion made by Seibert; seconded by Pallotta. All other members were in favor.

Palisades Properties, LLC, 316 Forest Road, Block 168, Lot 9, Docket #1487-21

The Environmental Commission reviewed a Board of Adjustment Application Review Report for a zoning variance for a sober living facility.

*Comments to Administrative Officer:*

Please ensure compliance with local sewer, water, traffic and noise ordinances. Please also have the applicant clarify why there are multiple names on the property.

The review of this application was approved – subject to compliance with existing parking, sewer, water, traffic and noise ordinances – following a motion made by Wolf; seconded by Pallotta. Ariemma voted no on the application. Pfister abstained. All other members were in favor.

Pike Enterprises, LLC, 149 Franklin Turnpike, Block 70.02, Lot 121, Docket #1484-20

The Environmental Commission reviewed a Board of Adjustment Application Review Report for a new service station with canopy and Dunkin' Donuts building with drive-thru.

*Comments to Administrative Officer:*

Please request the applicant consider planting more trees on or near the borders of the property to buffer the residential neighbors from the property. Please also ensure the applicant follows all state guidelines regarding underground storage tank removal.

The review of this application was approved with the above comments following a motion made by Seibert; seconded by Pallotta. Pfister abstained. All other members were in favor.

**SOIL MOVEMENT PERMIT APPLICATIONS**

Mahwah NL Cedars, Block 126, Lots 129.01, 129.05, 129.06 & 129.07

The Environmental Commission reviewed supplemental information regarding pending soil movement applications at the above addresses. Wolf suggested members walk the property to check the condition of the trees on the property. Wolf will follow up and schedule a walk-thru of the property.

The approval of this application will be deferred until the next meeting following a motion made by Ariemma; seconded by Seibert. All other members were in favor.

Toll NJ IV, LLC, 42 Roxbury Road, Block 127, Lot 36, E-BD-216-3309

The Environmental Commission reviewed a soil movement application for a new single-family dwelling on the property.

This application review was accepted following a motion made by Pallotta; seconded by Wolf. Pfister abstained. All other members were in favor.

Children's Aid and Family Services, 32 Vail Place, Block 147, Lot 4.02, E-BD-216-3311  
The Environmental Commission reviewed a soil movement application for a new single-family dwelling on the property.

*Comments to Administrative Officer:*

Please have the applicant confirm compliance with the current use ordinance of the property and clarify if this will be a single-family home.

This application review was accepted following a motion made by Wolf; seconded by Pfister. All other members were in favor.

Patel, 22 Tudor Rose Court & 80 Seminary, Block 21.07, Lot 28, E-BD-216-3313 & Block 21.07, Lot 29, E-BD-216-3314

The Environmental Commission reviewed a soil movement application related to soil movement at the above noted properties to return elevation to "natural" grades along the shared property line.

The review of this application was approved following a motion made by Wolf; seconded by Pallotta. All other members were in favor.

### **TENANT APPLICATIONS**

The following tenant applications were reviewed and approved:

Guidepost Montessori, 25 Edison Road, Block 173, Lot 121, TA21-0001  
*Daycare*

Info Refinery, 1200 Macarthur Boulevard, Block 139, Lot 2, TA20-0033  
*Direct marketing*

Cat Technology, LLC, 14 Industrial Avenue, Block 110.01, Lot 10, TA20-0034  
*IT consulting and software development*

New Age Technology Solutions, 63 Ramapo Valley Road, Block 41, Lot 1, TA20-0035  
*IT service and resale*

Ford Medical, 65 Ramapo Valley Road, Block 41, Lot 1, TA20-0037  
*Medical supply*

### **CORRESPONDENCE**

The following correspondence was received and reviewed:

- Letter from Tennessee Pipeline regarding an application for a freshwater wetlands general permit

- Notification from PSEG regarding an application for an extension of a freshwater wetlands general permit
- Notification from DEP regarding an area of concern for 71 Walnut Street that no further is necessary for the remediation of the area
- 59 Glen Gray Road Application for a Flood Hazard Area Permit
- Various copies of letters, agendas and minutes
- Emails regarding recent and upcoming events and announcements

### **NEW BUSINESS**

#### ANJEC Membership Annual Dues

The Commission received an invoice from ANJEC for our annual dues in the amount of \$375 this year for our seven members. The amount has been budgeted for in our 2021 budget. Members approved. Storms will prepare the purchase requisition as soon as our 2021 temporary budget is available.

#### Zoom Call with Business Administrator – Tuesday, January 19 at 9 a.m.

Wolf said to let him know if anyone would like to be on the call with Ben Kezmarsky next Tuesday at 9 a.m. to discuss the new Administration's procedures and priorities.

#### Tree Giveaway

Members had a discussion about how to move forward with a tree giveaway this year due to the pandemic. Wolf said he needs town council approval on what we plan to do this year.

#### Fall River Cleanup

Wolf said he would like to consider supporting a cleanup along the Ramapo River next fall.

#### Wildlife Management Program

Pfister received an inquiry from a resident who asked if Mahwah has a wildlife management program. Wolf discussed some of our past efforts, specifically regarding deer and geese management. Ariemma noted the town council typically defers to the county on this issue.

#### Leaf Removal

Wolf said a resident asked him if anyone has explored whether it is better for the town to remove leaves or rather to support some sort of composting program. Members discussed.

There being no further questions or discussion, the remote meeting of the Environmental Commission was adjourned at 9:21 p.m. following a motion by Seibert; seconded by Pfister. The next meeting is scheduled for Wednesday, January 27, 2021 at 7 p.m.

J. Storms  
Secretary