

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JANUARY 25, 2021, AT 7:30 P.M.**

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

The combined public/work session meeting of the Planning Board of the Township of Mahwah held via Remote Zoom Conference was called to order at 7:31 p.m. by Mr. Crean. The Opening Statement was read according to the Sunshine Law followed by the flag salute and a reminder that Planning Board meetings are being videotaped and broadcast live. It was noted that adequate notice of the meeting was provided specifying that this meeting would be held remotely and that electronic notice of both general access instructions and specific meeting invitations were posted to the Township Website.

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

II. Roll Call:

The following individuals were present:

Mayor Wysocki
Mr. Crean
Mr. Donigian
Mr. Ervin
Ms. Galow
Mr. Goldstein
Mr. Grewal
Ms. Jankowski
Mr. LoIacono
Mr. Olear
Mr. Pallotta

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., Debbie Alaimo Lawlor, P.P.

III. APPROVAL OF BILLS:

Maser Consulting	12/21/20	Meeting Attendance	\$200.00
Peter Scandariato	12/21/20	Meeting Attendance	\$250.00

A motion to approve both of the above bills was made by Mr. Donigian and seconded by Mr. Pallotta. A roll call of members present revealed 11 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Goldstein, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Ms. Jankowski and Ms. Galow.

IV. APPROVAL OF MINUTES:

1. October 12, 2020

A motion to approve the above minutes was made by Mr. Lo Iacono and seconded by Ms. Jankowski. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Ms. Jankowski and Ms. Galow.

2. October 26, 2020

A motion to approve the above minutes was made by Mr. Olear and seconded by Ms. Galow. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Lo Iacono, Mr. Olear, Ms. Jankowski and Ms. Galow.

3. November 23, 2020

A motion to approve the above minutes was made by Mr. Pallotta and seconded by Ms. Galow. A roll call of members present revealed 5 aye votes by Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta and Ms. Galow.

V. RESOLUTION FOR MEMORIALIZATION: None to Present

VI. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Ervin and seconded by Ms. Jankowski. All voted in favor.

Ms. Regina Bueno of 253 Miller Road asked for more information on status of applications at the old Post Office site on East Ramapo Avenue.

Mr. Crean explained that there was no further action with the Planning Board. Mr. Kelly stated that an Application had been submitted to the Zoning Board of Adjustment and might be on that Board's agenda for February 3, 2021.

Mr. David Warshaw of 167 Van Winkle Lane asked if Members of the Public would have an opportunity for questions or comment after the Department of Public Works (DPW) Capital Project presentation. Mr. Scandariato explained that the Planning Board would not be reviewing the project in terms of the merits of the application but was asked to review the project in terms of consistency with the Township Master Plan. Mr. Scandariato explained that as a Work Session item there was not a formal period when the meeting would be opened to the Public after the presentation. Mr. Crean stated that the Board would be open to a few questions from members of the Public after all presentations were made.

A motion to close the meeting to the public was made by Mr. Ervin and seconded by Mr. Donigian. All voted in favor.

VII. PUBLIC HEARINGS: None to Present

VIII. WORK SESSION:

A) NEW BUSINESS:

- 1. Review of the Township of Mahwah Department of Public Works Capital Project.** A presentation of the proposed Department of Public Works Capital Project will be provided to the Board as per N.J.S.A. 40:55D-31. The Planning Board will review the proposed capital improvements, making any appropriate recommendations regarding consistency with the Township of Mahwah Master Plan. (101 Micik Lane - Block 102, Lots 21, 22, 27)

Mr. Fred Semrau, the Township of Mahwah Attorney, explained that they were presenting a review of the Public Works Capital Project for both the Planning Board and Public review. Mr. Semrau noted that although it was not required, the Township notified residents in the properties' vicinity that this review was being presented. Mr. Semrau asked that the Planning Board provide their findings in terms of consistency with the Master Plan as well as any recommendations the Board might have regarding the project.

Mr. Ralph Walker, a licensed Architect and Senior Project Manager with RSC Architects at 3 University Plaza Drive, Suite 800, Hackensack, NJ stated that he has been working with Township representatives for the last two and one-half years on this project. Mr. Walker displayed sections of a PowerPoint Presentation that was previously presented to the Township Council. This Power Point Presentation and Plans submitted for this project review are as follows:

- Power Point Presentation - "*Mahwah DPW Facility – Design Development Presentation – November 12, 2020*"
- Engineering Site Plans prepared by Boswell Engineering, dated January 14, 2021, consisting of 17 sheets
- Architectural Plans prepared by RSC Architects, consisting of 17 sheets
- Colorized Site Renderings prepared by RSC Architects

Mr. Semrau noted that there was a separate project related to a stream on the property and that discussion of that project would be at a later date.

Mr. Walker displayed the colorized Site Plan dated January 25, 2021 and provided an overview of the proposed buildings. Mr. Walker displayed the Power Point Presentation and reviewed the existing conditions of the property and current site issues. Mr. Walker used the presentation's aerial views with a Google Earth overlay to show where the proposed buildings are located in relation to where the current buildings are. Mr. Walker clarified where the last home on Wanamaker Avenue was located. Mr. Walker discussed steps that were proposed to create a barrier between the lower yard and the properties on Wanamaker Avenue.

Mr. Walker provided the bulk requirements for the lots involved. Mr. Walker stated that the rear yard setback did not meet the Township requirements explaining that this was done intentionally to create more distance between the buildings and the properties on Wanamaker Avenue.

Mr. Walker displayed Site Plan SP01 dated June 23, 2020, last revised January 14, 2021. Mr. Walker reviewed this Site Plan and the locations of the proposed buildings, wash bay and associated setbacks. Mr. Walker reviewed the fences that would be used to create more of a barrier between the properties and discussed the traffic flow of vehicles. Mr. Walker displayed the GD-01 Grading Plan, indicating that there was a substantial grade change along the site. The proposed addition of site walls and trees was reviewed in order to provide additional screening.

In response to Mr. Crean's question, Mr. Walker identified the stream that runs through the site. Mr. Walker explained that this is the stream that Mr. Semrau discussed that is involved in a separate ongoing project. It was clarified that Block 102, Lot 20 is vacant and is not a part of the project. It was also noted that that the last house previously identified in the Google view is Block 102, Lot 19.

Mr. Walker displayed Page 17 of the Power Point Presentation and described the detailed architectural layout of Building A. Mr. Walker displayed Page 20 of the Power Point Presentation and described the exterior of Building A.

Mr. Walker provided an overview of the fueling station. There was discussion about the need for Electric Vehicle Charging Areas. Mr. Walker explained that there were no electric vehicle in the fleet or available for purchase but stated that the interior spaces do have plug in outlets that could be converted to Electric Charging Stations when needed. Mr. Walker stated that Buildings B & C were not heated but could be closed for security. Mr. Walker reviewed where seasonal outdoor equipment could be stored in the lower yard.

Mr. Donigian questioned why the salt shed was so close to the ground water receptor. Mr. Walker discussed the site design considerations and optimum use of the changes in the grade on the property.

There was discussion regarding the easements on the property.

Mr. Walker explained that visitors would only be in the upper yard and use visitor parking. Mr. Walker clarified that this design does not include maintaining a fleet of garbage trucks.

Ms. Galow discussed the Master Plan Sustainability Goals and Objectives. Mr. Walker described the ways they have limited disturbance, integrated the use of "day lighting", the use of renewable materials in building, limiting power usage, water use and a limited footprint. Ms. Galow asked if Solar Panels were considered. Mr. Walker pointed out that although it wasn't in the current proposal, the building would be able to support the panels at a future date.

Ms. Galow questioned the height of the salt shed. Mr. Walker stated that it would match the current height and that the top of the salt shed would be visible during the winter months.

Mr. Jeff Morris of Boswell Engineering redisplayed the colorized rendering of the site and provided a brief overview. Mr. Morris discussed the location of the salt shed. Mr. Morris stated that the existing berm would be solidified with the addition of Norway Spruce and White Pines. Mr. Morris explained that with this development, they are required to reduce the rates of run off for the two (2), ten (10) and the one-hundred (100) year storm; to introduce groundwater recharge wherever possible. Mr. Morris described how the roof water from Building A would be discharged into underground systems to recharge the groundwater and exit to the west to an existing culvert. The remainder of the parking areas and the salt shed will go through a drainage and filtration system and be routed to a recharge water quality water retention area. This design would hold water for 24 hours before releasing filtered water into groundwater. Overflow would go to the North end of the retention basin, over land and into the brook.

Mr. Morris described the Rockland and Electric property used for their high-voltage transmission lines.

Mr. Morris provided more detail of the fueling stations. Mr. Morris described the barrier and cover on the salt shed, and explained how the retention basin is designed as a filter.

Mr. Donigian discussed the problems with filtering salt and also questioned the location of this shed. There was discussion of the addition of curbing to keep salt water from the retention pond and NJDEP regulations. Mr. Morris explained that they were maintaining the riparian zones and buffers required.

Mr. Morris clarified that the area at the South end of the property is a Rockland Electric easement that can be used for development.

Mayor Wysocki expressed concern regarding the culvert to the west stating that the water pressure was already an issue and he questioned its ability to take on any more water. Mayor Wysocki was also concerned that the run-off could ultimately make its way to the stream which is also overburdened and cannot withstand any additional water. Mr. Morris provided more details on the groundwater rechargers and that only the overflow would be going into the culvert or the retention pond or stream. Mr. Morris explained that the rate of run off was being reduced because of the ground water recharging. Mr. Morris testified that the current run off would be reduced even greater than the requirement that is fifty (50) percent in the one (1) year storm, twenty-five percent (25%) in the ten (10) year storm, and twenty percent (20%) in the 100 year storm. Mr. Morris also clarified that the water is designed to stay in the retention pond for only to 24 hrs.

Mr. Walker discussed that only existing DPW functions were considered in these projections. He reviewed the Vehicle & Equipment Inventory and anticipated future growth.

There was discussion about the use of Diesel Exhaust Fluid (DEF) at the fueling stations. Mr. Walker indicated that this would be reviewed with Mr. Glenn Dowson.

There was discussion that the Recycling Center would remain at the current site.

Mr. Walker reviewed the Wash Bay procedures and how the water was recycled, separated and discharged.

Mr. Crean suggested that the Solar Panels be considered now.

A motion to open the meeting to the public was made by Ms. Galow and seconded by Mr. Donigian. All voted in favor.

Mr. David Warshaw of 167 Van Winkle Lane asked what the next steps would be. Mr. Crean explained that the Board would provide their consistency finding and recommendations to the Township Council and that the Township Council would continue as it wishes. Mr. Warshaw pointed out that the adjacent buildings do have Solar Panels.

Mr. Joseph Mennella of 32 Wanamaker Avenue asked about the landscaping foliage that would be added to the site as a barrier. Mr. Mennella stated that the foliage in this buffer area is not lush and that what was there seems to be dying at an unusual rate. Mr. Morris described the approximately fifty (50) proposed tree plantings with twenty-four (24) in the berm area and another thirty (30) in the retention area. Mr. Kelly recommended that they revisit the need for additional trees at the time of construction.

Mr. Mike Raab of 20 Wanamaker Avenue explained that he is the only resident with a pool. Mr. Raab explained that in addition to the stream that was discussed, there is an underground river that runs underneath the property. Mr. Raab stated that he had four (4) inches of water underneath his seven foot deep pool. Mr. Raab explained that his pool liner is lifted when it rains very hard. He stated that his property sinks every year. Mr. Raab expressed concerns about the run-off on his property.

Mr. Kelly explained that the drainage system associated with that stream is being addressed as a separate project and erosion of the properties is being considered.

Mr. Raab asked if this DPW project was proposed or approved and was looking for a time frame and cost for the project. Mr. Scandariato explained that this was outside the scope of the Planning Board review and would need to be addressed to the Township Council. Mr. Ervin, the Township Council Liaison explained that there was an estimate of eighteen to twenty-four million dollars but that the true costs would not be determined until bids were proposed.

There was discussion about the various precautions proposed around the fuel tanks and fueling dispensing area, explaining that they were following all NJDEP guidelines.

Mr. Raab asked about measures to decrease traffic on Wanamaker Avenue. Mr. Walker explained that the DPW access would be from Micik Lane. Mr. Kelly indicated that DPW would be instructed to not use Wanamaker Avenue. or Gardiner Street as a route

to Micik Lane.

Mr. Rich Burton from 31 Wanamaker Avenue asked if the Board had information on the remediation of soil. Mr. Kelly provided a summary of the remediation steps taken and explained that there are four areas of concern that are still being evaluated. Mr. Kelly stated that the site would be remediated as part of this project and that the remediation was included in the project's budget. Mr. Burton expressed concerns about the retention pond and possible mosquitoes. Mr. Morris explained how the water would move through the retention pond and that a rainfall would be dry within 24 hours.

A motion to close the meeting to the public was made by Mr. Ervin and seconded by Mr. Donigian. All voted in favor.

Ms. Lawlor explained that Maser Consulting had completed a review of the Township Master Plan. Ms. Lawlor provided a summary of the Maser letter dated January 21, 2021 explaining that the 2013 Master Plan Community Facilities Element noted that the DPW facilities were inadequate to meet the needs of the community, lacking adequate parking, storage of equipment and had poor vehicular circulation. Ms. Lawlor explained that the Master Plan was leading to this type of project. Ms. Lawlor stated that the project was found to be consistent with the Township of Mahwah Master Plan.

Mr. Kelly discussed the status of NJDEP approvals and reviewed the process of project design and the considerable efforts taken to be least intrusive on the residential properties next to the property.

The Board discussed that the following recommendations would be made to the Township Council, recommending consideration of the following modifications to the project plans:

1. Add solar panels on the roofs of the buildings;
2. Add additional landscape buffering to screen the residences on Wanamaker Avenue;
3. Add additional curbing around the salt shed to prevent salt runoff into the detention basin;
4. Add electric power charging stations for electric municipal vehicles; and
5. Add a diesel exhaust fluid (DEF) tank and dispenser to the fueling station.

A motion to find the Township of Mahwah Department of Public Works Capital Project consistent with the Township of Mahwah Master Plan was made by Mr. Donigian and seconded by Mr. Pallotta. A roll call of members present revealed 10 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Goldstein, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Ms. Jankowski and Ms. Galow. Mayor Wysocki recused himself from voting on the motion.

B) OLD BUSINESS: None to Present

C) COMMITTEE REPORTS: Mr. Donigian explained that he was appointed to a committee to review affordable housing compliance, that they would be meeting during the next week and that he would report back to the Planning Board at the next meeting.

IX. ADJOURNMENT:

A motion to adjourn the meeting at 9:35 p.m. was made by Mr. Lo Iacono and seconded by Mr. Donigian. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on February 18, 2021 for approval at the Regular Meeting to be held February 22, 2021.