

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, MAY 25, 2022**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey and via remote video conference, was called to order at 7:14 p.m. by Richard Wolf, Chair. The Opening Statement was made. Roll call was taken.

Present:       Richard Wolf, Chair  
                  Richard Seibert, Co-Chair  
                  Janet Ariemma, Council Liaison (*remote*)  
                  Megan Charles (*remote*)  
                  Sally Coda (*remote*)  
                  Mike Devaney (*remote*)  
                  Gary Montroy, Alternate II  
                  Jack Pfister (*remote*)  
                  Jennifer Storms, Secretary

Absent:         Victoria Galow, Alternate I

The minutes of the meeting held on April 27, 2022 were approved following a motion by Wolf; seconded by Charles. Devaney, Montroy and Seibert abstained. All other present members voted in favor.

The minutes of the meeting held on May 11, 2022 were approved following a motion by Seibert; seconded by Devaney. Charles, Montroy and Ariemma abstained. All other present members voted in favor.

**OLD BUSINESS**

**Salem Tree Seedling**

The Environmental Commission was granted a seedling for the Township by the NJ Forestry Service. We will plant the tree in honor of former Commissioner Carol Phiefer for her nearly 50 years of service to the Township. Wolf asked members where they would recommend planting it for her. Ariemma discussed planting it at Lake Henry. We will also order a plaque for Carol and plan an event around the presentation in the future.

**Sustainable Jersey Certification**

Wolf said Karin LaGreca submitted our final Sustainable Jersey certification paperwork. We will know in a few months how many points we received and what further work we need to do to finalize the certification. He thanked all of the commission members for their work.

**Tree Giveaway Update**

We distributed 900 seedlings at this year's tree giveaway.

Trex Plastic Film Initiative

Wolf and Coda gave an update on our efforts to get the Trex initiative underway. Wolf signed up to start the program on June 15 and ordered three collection containers through Trex. We will need to obtain additional collection bins ourselves. Members discussed possible collection sites including the Recycling Center, Town Hall, the Library, the Law & Public Safety Institute and Continental Soldier's Park. Coda inquired with several local retailers about drop-off locations, and the retailers were not familiar with the program. Wolf and Coda will reach out to Trex to clarify drop-off locations and process.

**SITE PLAN REVIEWS**

Amberfields I & II, LLC, 1122 Ramapo Valley Road, Block 25, Lots 18.01 & 18.02, Docket #630SD

The Environmental Commission received a Planning Board Application Review Report for a minor subdivision on the property.

Wolf made a motion to accept the application; seconded by Pfister. Montroy abstained. All in favor.

Unaiza Chaudhry, 48 Pulis Avenue, Block 164, Lot 24, Docket #1515-22

The Environmental Commission received a Board of Adjustment Application Review Report for the construction of a single-family residence on the property.

Members expressed their concerns about the property being located predominantly in a wetlands area.

*Comments to Administrative Officer:*

The property is almost entirely within wetlands and cannot support building within codes – see Exhibit N from the NJ Division of Land Resource Protection.

Charles made a motion to reject the application based on the above-noted concerns; seconded by Pfister. Montroy abstained. All in favor.

**SOIL MOVEMENT PERMIT APPLICATIONS**

Prestige Pre-Owned, LLC, 7 Industrial Avenue, Block 110.02, Lot 1, Docket #1491-21(S)

The Environmental Commission received a Soil Movement Permit Application for the demolition and addition of an automobile service facility on the property.

*Comments to Administrative Officer:*

The Soil Movement Permit Application does not indicate where the soil is coming from or whether it is being tested by DEP. Please clarify. The Commission also highly recommends that the applicant consider saving seven of the trees near the parking lot to see if possible.

Wolf made a motion to reject the application based on the comments above; seconded by Montroy. All in favor.

**TENANT APPLICATIONS**

The following tenant applications were deferred pending receipt of additional information required by the Township Planning Department from the tenant/landlord, including confirmation of what is stored on site:

J&O Doors LLC, 63 Ramapo Valley Road, Block 41, Lot 1, TA22-0022

Wholesale distributor of doors

Medloop, LLC, 63 Ramapo Valley Road, Block 41, Lot 1, TA22-0023  
Medical billing

Noble Wood Floors, 63 Ramapo Valley Road, Block 41, Lot 1, TA22-0024  
Hardwood flooring

Sensi Justin's Community Dojo, LLC, 63 Ramapo Valley Road, Block 41, Lot 1, TA22-0025  
Martial Arts Instruction

The following tenant application was reviewed and accepted:

Bubbakoo's Burritos, 9 Franklin Turnpike, Block 69, Lot 1, TA22-0026  
Commercial restaurant

### **CORRESPONDENCE**

The following correspondence was received and reviewed:

- Email regarding fishing trash at Lake Henry – members discussed organizing another cleanup and asking the resident to help publicize the effort. Wolf will follow up with the resident.
- Letter from PSE&G regarding application for an extension of a Freshwater Wetlands General Permit

### **NEW BUSINESS**

Wolf reminded members to keep thinking about ideas for our next Mahwah Day.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 8:48 p.m. following a motion by Seibert; seconded by Montroy. All in favor. The next meeting will be held via remote video conference and in-person at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, and is scheduled for Wednesday, June 8, 2022 at 7 p.m.

J. Storms  
Secretary