

**TOWNSHIP OF MAHWAH
ENVIRONMENTAL COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 9, 2023**

The meeting of the Environmental Commission, held via remote video conference and in-person at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, was called to order at 7:02 p.m. by Jack Pfister, Vice Chair. The Opening Statement was made. Roll call was taken.

Present: Janet Ariemma (*remote*)
Mike Devaney
Victoria Galow
Jack Pfister
Richard Seibert
Richard Wolf
Megan Charles, Alternate I (arrived 7:16 p.m.)
Jennifer Storms, Secretary

Absent: Sally Coda
Gary Montroy, Alternate II
Ward Donigian, Council Liaison

Pfister made a motion to open the meeting to the public; seconded by Galow. All in favor.

Joshua Koodray of Sills, Cummis and Gross was in attendance to answer questions about the DRW NX application. Members discussed and Mr. Koodray confirmed there is no related tree removal.

Devaney made a motion to close the meeting to the public; seconded by Charles. All in favor.

SITE PLAN REVIEWS

DRW NX Infrastructure, LLC, Bear Swamp Road, Block 1, Lot 61, Docket #1545-23
Board of Adjustment Application Review

Comments to BOA:

Please have the applicant clarify how the equipment will be powered.

Devaney made a motion to accept the application with comments; seconded by Charles. All members voted to accept the application.

TENANT APPLICATIONS

The following tenant applications were reviewed and accepted:

Christina Dadamo Dance Academy LLC, 370 Franklin Turnpike, Block 102, Lot 30,
TA23-0031
Dance Studio

Innovations Lab Inc., 300 Corporate Drive, Block 136, Lot 8, TA23-0032
Contract Manufacturing (Cosmetics)

Sarah's Nails, 180 Franklin Turnpike, Block 71, Lot 10, TA23-0033
Nail Salon

Diabetes Foundation, 45 Whitney Road, Block 83, Lot 358, TA23-0034
Nonprofit organization

Pinnacle Childcare Services, 109 West Ramapo Avenue, Block 56, Lot 65, TA23-0036
Childcare/daycare

SITE PLAN REVIEWS, CONTINUED

Crossroads Logistics Center, 1 International Blvd, Docket #645
SECOND REVIEW – Preliminary and final site plan and soil movement permit application

Comments:

The Commission voted to resubmit its comments from the June 28, 2023 meeting, as follows:

Comments to Planning Board:

- 1) Continued Expansion of Warehouse operations in Mahwah is not consistent with the Master Plan. Large big box facilities continue to increase the traffic in and around our community.
- 2) Reports state there will be 570 trucks per day seven days a week. These facilities are enormous and take over the entire property. The size and aesthetics of these buildings will significantly change the nature of the surrounding community.
- 3) The topography of this location will magnify the noise generated. To reduce both increased noise and air pollution, we would require that this facility restrict access to energy efficient non-emission vehicles.
- 4) The buildings and parking lots will create an urban heat island effect. We recommend adding additional green infrastructure to reduce the impact (green or white roofs; rain gardens and green space throughout the parking lots and bordering the edges; large tree plantings to provide shade and wind protection; solar panels on roof or surrounding area to absorb sunrays, etc.).
- 5) Increased traffic, specifically large trucks, will make an already dangerous intersection of Routes 87, 287 & 17 even more susceptible to fatal and severe accidents. Truck parking in highway exit, entrance & breakdown lanes will become a bigger problem for traffic and police incidents.

6) Stormwater Runoff – the conclusions in the attached report seem unreasonable given the large impervious coverage being created by these facilities (1.7M sq. ft of roofing & 1.7M of asphalt) and one building almost on top of the riverbank. Runoff to the river is inevitable (especially pollutants such as oil and debris from asphalt & traffic). We would recommend getting a 2nd Stormwater Report to specifically address runoff that is now commonly arising from large storms (in recent years hundred-year storms are occurring annually). The report should also determine if there is any impact on near-by wellheads that service Mahwah’s water supply. We would also recommend exploring more high-tech options for retention and reclamation of water for re-use onsite.

7) There is a Steep Slope waiver being requested in the proposal. We do not believe granting this waiver is appropriate, particularly as this space is so close to the riverbed.

8) This land has been a contaminated space for over 50 years. Although currently being maintained as a remediated site, we do not understand the disturbance that will be created in setting the foundations for this proposed construction. We would require continuous testing before, during and after to ensure contaminants are not released into the area and specifically, the adjoining river.

9) Previous development options included a Bike/Walk path along the riverbank of the property to Route 17. This would be an integral part of a future expanded Bike/Walk path in Mahwah to tie the entire community into local public transportation options. We request that area be set aside in the plans to accommodate a Bike/Walk path along the river and this be incorporated into the development plans.

Wolf made a motion to reject the application with the above comments; seconded by Devaney. All members voted to reject the application.

SOIL MOVEMENT PERMIT APPLICATIONS

Ashley & Marco Bertolino, 5 Roxbury Road, Block 127.01, Lot 13, E-BD-216-304-746

The Environmental Commission reviewed a Soil Movement Permit Application for the installation of a steel-wall vinyl liner inground swimming pool.

Devaney made a motion to accept the application; seconded by Galow. All members voted to accept the application.

Kalliotzis, 12 May Court, Block 120, Lot 114.04, E-BD-216-3571

The Environmental Commission reviewed a Soil Movement Permit Application for a single-family dwelling, patio, driveway and walkway.

Comments to Township Engineer:

Please clarify if the soil will be exported or remain on site. The three replacement trees need to be deciduous trees from the approved list. Please also reconsider pear trees due to recent disease issues in Mahwah. Ivy Silk may be a suitable alternative.

Pfister made a motion to accept the application with the comments noted above; seconded by Galow. All members voted to accept the application.

83 Vanderbeck Lane LLC, 83 Vanderbeck Lane, Block 160, Lot 17, E-BD-216-3567
The Environmental Commission reviewed Soil Movement Permit Application for a single-family residence after demolition of existing structures.

Comments to Township Engineer:

Please note the soil movement needs to be adjusted to import 222 cubic yards.

Pfister made a motion to accept the application with the comment noted above; seconded by Galow. All members voted to accept the application.

OLD BUSINESS

Mahwah Day – September 23, 2023

Members discussed giveaways for Mahwah Day, including stickers. Galow will follow up with Coda on some conceptual ideas for the booth.

Correspondence

- Various correspondence, minutes and agendas

Lake Henry

Members discussed ongoing litter issues at Lake Henry, and recommended pushing for grant funds that will address some of the issues we are seeing in our lakes.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 8:42 p.m. following a motion by Galow; seconded by Charles. 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, August 23, 2023 at 7 p.m.

J. Storms
Secretary