

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, OCTOBER 11, 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 7:00 p.m. by Rich Wolf, Chair. The Opening Statement was made. Roll call was taken.

Present: Janet Ariemma (*remote*)  
Sally Coda  
Mike Devaney (*remote; 7:03 p.m.*)  
Victoria Galow  
Jack Pfister (*remote*)  
Richard Wolf  
Megan Charles, Alternate I (*remote; 7:03 p.m.*)  
Gary Montroy, Alternate II (*remote*)

Jennifer Storms, Secretary  
Karin LaGreca, Sustainable Jersey Consultant

Absent: Richard Seibert  
Ward Donigian, Council Liaison

The minutes of the meeting held on September 27, 2023 were approved following a motion by Coda; seconded by Pfister. Devaney and Charles were not yet present. All other present members voted in favor.

**Public Session**

**NEW BUSINESS**

Sustainable Jersey Update

LaGreca gave an update on the status of our Sustainable Jersey certification and discussed items we need to update in the coming months. Members discussed three priorities they would like to focus on: our vehicle fleet, the town's "water story" and land use/green infrastructure.

**SITE PLAN REVIEWS**

1111 Macarthur Boulevard LLC, Block 136, Lot 15, Docket #647

*Preliminary and final site plan application; soil movement permit application*

This review was accepted following a motion by Devaney; seconded by Pfister.

Strive Health LLC, dba Forge Health, 575 Corporate Drive, Block 137, Lot 11, Docket #1548-23

*Board of Adjustment application for an outpatient behavioral health facility*

This review was accepted following a motion by Ariemma; seconded by Wolf. Pfister and Coda voted against the application review.

Borough of Ramsey, North Central Avenue, Block 139, Lot 5, Docket #1550-23

Board of Adjustment application for an upgrade to an existing soccer field and parking lot

This review was rejected pending further information following a motion by Devaney; seconded by Pfister. Additional comments:

1. Please provide more information to understand the pervious nature of the parking lot and runoff impact on the Masonicus Brook. We would suggest green infrastructure such as a rain garden to prevent pollution runoff and maintain the bank of the brook.
2. Is this road under county purview? We believe the trees can be trimmed to provide necessary site distance and should be maintained to provide separation from the road.
3. We believe a 6-to-10-foot barbed wire fence is too much for the area. It is a safety concern for children, the height is an eyesore and prevents wildlife migration.
4. Please consider putting the driveway on the south side of the parking lot away from the brook.

**SOIL MOVEMENT PERMIT APPLICATIONS**

*None received*

**TENANT APPLICATIONS**

The following tenant applications were reviewed and accepted:

17 South Holdings LLC, 300 Route 17 South, Unit K, Block 137, Lot 1, TA23-0044

*Warehouse/distribution of household goods*

Classic Wines Logistics, 300 Route 17 South, Block 137, Lot 1, TA23-0045

*Wine storage and distribution*

**Correspondence**

- Various correspondence, email newsletters, minutes and agendas
- Email newsletters

**OLD BUSINESS**

2024 Budget

Wolf presented a proposed 2024 budget to the Commission. Members discussed their budget priorities.

Mahwah Day

Members gave an update on Mahwah Day assignments. The rain date is October 21, 2023.

Sustainable Jersey

LaGreca gave an update on our Sustainable Jersey certification. Members discussed. Storms will add it to our next meeting discussion so we can discuss in more detail.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 8:53 p.m. following a motion by Charles; seconded by Galow. 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, October 25, 2023 at 7 p.m.

J. Storms  
Secretary