

**Regular Meeting of the Montvale Environmental Commission
12 Mercedes Drive, Montvale, NJ
Council Chambers at 7:45 pm**

May 20, 2013

Chairman Vogt called the meeting of the Environmental Commission to order at 7:45 pm. Adequate notice of this meeting was provided to The Record and the Ridgewood News, informing the Public of the time and place, according to the provisions of the Open Public Meeting Law (Chapter 231, P.L.1975).

The roll call attendance was: W. Vogt (Chairman, P), P. Cohen (Vice-Chairman, P), W. Antczak (Alternate #2, P), D. Eichhorn (P), R. Hanrahan (P), E. Hugel (Alternate #1, P), R. Hutchison (A), R. Preston (P), L. Skoglund (P), J. Russo (Secretary, P).

Approval of the Minutes for the April 15, 2013 Meeting

A motion to approve the minutes from the April 15, 2013 meeting was made by P. Cohen and seconded by L. Skoglund. The minutes were unanimously approved, with D. Eichhorn abstaining.

Communication/Correspondence None

Natural Resource Inventory Committee Report None

Environmental Review Committee Report None

Tree and Wetlands Ordinance Committee Report

R. Hanrahan was contacted by Councilwoman LaMonica regarding the Mayor & Council's renewed interest in the pending tree ordinance. Councilwoman LaMonica is looking for three to four volunteers from the EC. R. Hanrahan volunteered. Chairman Vogt asked for other volunteers. None came forward at that time.

The ordinance will help eliminate indiscriminate elimination of trees in the Borough. Chairman Vogt asked R. Hanrahan to email the pending ordinance to all EC members.

Environmental Commission Issues List

- There were no updates to the list.
- Chairman Vogt had spoken with the DPW Superintendent about the replacement of trees at the Municipal Complex. Thus far, no replacement trees had been planted. There was a discussion about bringing this to Mayor Fyfe's attention. Chairman Vogt will email a letter to Mayor Fyfe.

Applicant

AEP Industries, Inc.; 95 Chestnut Ridge Road (Block 2701/Lot 4)

The applicant's engineer, Dave Gleassey, represented the applicant. The applicant will be operating a data communication center. The engineer supplied a new set of plans with revision date of 05/16/13. The original plans had been revised as a result of a prior Planning Board meeting and a revised location for the transformer pad.

The parking spaces were reduced in size to create additional parking. The parking lot islands were shortened and the landscaping was relocated to other areas. The parking islands will have creeping junipers, which are best for areas with potential foot traffic. The transformer will occupy a parking space in the northwest corner. A diesel generator will be installed and

its location was reflected on the architectural plans. The guidelines for the generator are determined by the Planning Board.

L. Skoglund asked if there was a sprinkler system. D. Gleassey did not know the answer and said he would find out and contact the Environmental Commission via email.

The landscaping plans were further discussed and all concerns were addressed. Chairman Vogt asked for motion to approve the plans. P. Cohen made a motion that was seconded by L. Skoglund. Chairman Vogt asked for a roll call vote for approval of the landscape plans. All members voted in favor of the plans. An approval letter will be emailed to A. Del Vecchio, the applicant's attorney.

Meeting Opened to the Public

A motion to open the meeting to the Public was made by L. Skoglund and seconded by R. Preston. No one wished to be heard. A motion to close the meeting to the Public was made by L. Skoglund and seconded by D. Eichhorn.

Planning Board Liaison Report

- **3 John Street (Block 1703/Lot 2)**: The zoning variance was approved.
- **The Shoppes at DePiero's Farm**: The plans will be discussed at the site plan review on May 21, 2013.
- **AEP Industries (95 Chestnut Ridge Road)**: Resolution was drafted and the approval is pending.
- **Lifetime Fitness (One BMW Plaza)**: The amended site plan for signage was approved.

Inspections

Chairman Vogt thanked L. Skoglund, E. Hugel and R. Johnson (L. Skoglund's son) for helping inspect The Enclave at Montvale. The inspection took two days to complete. The landscaping was not approved. A letter regarding the failed inspection was emailed to the appropriate individuals. Enclave will require another inspection pending the revised as-built plans that need to be submitted.

Four Seasons will be requesting an inspection soon. It is a large landscaping job and will require additional EC members' participation. No inspection date has been determined at this time.

New Business

Chairman Vogt reviewed the revised plans from Amazing Grace, LLC. The plans contained errors and were not approved. The Secretary will contact the owner to notify him of the errors and to inform him that he must submit revised plans. The landscape plans must be approved before a CCO will be issued by the Building Department.

Old Business

The Environmental Commission received a request for volunteers to help the Park Ridge Green Team, Bergen County Clean Community, and the Hackensack River Keepers with their annual cleanup. The event was held on April 20. The Boy Scouts, under the leadership of Scout Master R. Hanrahan, were unable to attend this event. Therefore, the scouts scheduled a separate clean-up date.

Adjournment

Chairman Vogt asked for a motion to adjourn the meeting. The motion was made by L. Skoglund and seconded by E. Hugel. The meeting was adjourned at 8:50 pm.

The next meeting is scheduled for June 17. All members are reminded to check their emails or the website for updates regarding cancellations.