

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

March 17, 2014

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, A), R. Hutchison (P), R. Preston (P), L. Skoglund (P), J. Russo (Secretary, P).

Approval of the Minutes for the March 10, 2014 Meeting

A motion to approve the minutes from the March 10 meeting was made by P. Cohen and seconded by L. Skoglund. The minutes were approved.

Communication/Correspondence None

Natural Resource Inventory Committee Report None

Environmental Review Committee Report None

Tree and Wetlands Ordinance Committee Report None

Environmental Commission Issues List None

Applicant

The Shoppes at DePiero Farms: 300 West Grand Avenue (Block 2802/Lots 2 &3)

A. Del Vecchio and D. Steinhagen, Legal Counselors, and C. Bedat, Senior Landscape Architect at AECOM represented the applicant. Environmental Commission member D. Eichhorn recused himself from the discussion of this project due to a professional conflict.

C. Bedat said that she designed the plans to incorporate an agricultural and equestrian theme throughout the landscaping. This was achieved with the planting of rows of trees to resemble an orchard. In addition, the purpose of a variety of ornamental grasses was to be reminiscent of fields of wheat or corn. Even the rail fences were placed in such a way as to add an agricultural and equestrian theme to the landscape design.

Chairman Vogt said that the farm-like atmosphere was successfully captured, given the limited space available.

Due to the size of the project, Chairman Vogt decided to discuss the plans with the landscape architect before having the members ask questions. He stated that there still were numerous inconsistencies with respect to the symbols on the plans and the quantities on the plant list. If the symbols, abbreviations, and plant list are not consistent, a final inspection will be impossible to complete.

R. Hanrahan asked questions regarding lighting. Chairman Vogt stated that lighting was not the responsibility of the Environmental Commission and that C. Bedat was not knowledgeable in that area. R. Hanrahan questioned the appearance of the rear of the

Anchor Retail Store, as viewed from Grand Avenue. Chairman Vogt stated that because of the natural slope of the land and the use of screen plantings, as well as fences, much of the rear of the store would be obscured.

Chairman Vogt reminded C. Bedat that all trash enclosures and transformers must be screened.

The locations of trees on the parking islands were discussed with respect to how their growth would interfere with the lighting.

The green roof on top of Building F was discussed. Chairman Vogt stated that unless detailed plans were provided, any approval of the landscaping plans would not include the green roof. The green roof would not be visible from any road or walkway and would require additional support to carry the extra weight. Chairman Vogt recommended that this be reviewed by the Planning Board.

R. Preston asked if the walkway would end at the property line or connect to the Borough's property. C. Bedat stated that the path would end at the applicant's property line. The Borough will have the option to construct a connecting path.

Due to the many inconsistencies, the plans could not be approved at this meeting. The attorney inquired whether the plans could be approved contingent upon the necessary revisions. Chairman Vogt denied this request and said the lack of approval would not delay the applicant from proceeding with construction. It was agreed that two sets of revised plans, with a new revision date, be forwarded to Chairman Vogt for review. Chairman Vogt would then contact C. Bedat with feedback before the additional copies are sent to the members. The applicant was given the choice to reappear before the Environmental Commission either on April 21 or on May 19.

Meeting Opened to the Public

A motion to open the meeting to the Public was made by P. Cohen and seconded by R. Preston. Montvale resident C. Taut addressed the Commission regarding the use of native trees in the applicant's landscaping. Chairman Vogt explained that the concept of native trees could be defined in different ways. Many native trees would not be suitable in this type of environmental setting. In addition, he stated that the landscape architect had incorporated native trees wherever possible. C. Taut wanted additional information regarding lighting. Chairman Vogt suggested that he voice his concerns to the Planning Board.

A motion to close the meeting to the Public was made by R. Preston and seconded by L. Skoglund.

New Business

R. Hanrahan stated that the Environmental Commission should take on different roles and be involved in community environmental issues. The Secretary referred him to the Borough Code, which is available on the Borough website, which outlines the responsibilities of the Commission. R. Hanrahan said he would like the Commission to be more active in the community.

There was an open discussion concerning the possibility of writing an article for the Borough Newsletter regarding the importance of using reusable bags for shopping. The Secretary informed the Commission that Mayor Fyfe did not approve such an article.

Planning Board Liaison Report

Due to the time constraint, Chairman Vogt presented an abbreviated report. The Shoppes at DePiero Farms continues to be an on-going application. Ali Enterprise's plan for the Shell Station were presented and approved. The Reserve at Montvale was also approved.

Inspections None

Old Business None

Adjournment

Chairman Vogt asked for a motion to adjourn the meeting. The motion was made by L. Skoglund and seconded by P. Cohen. The meeting was adjourned at 10:30pm.

The next meeting is scheduled for April 21. Members are reminded to notify Chairman Vogt and the Secretary if they are unable to attend.