

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

November 16, 2015

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 (P), D. Eichhorn (P), R. Hanrahan (A), R. Preston (P), L. Skoglund (P), J. Russo (Secretary, P).

Approval of the Minutes from the May 18, 2015 Meeting

A motion to approve the minutes from the May 18th meeting was made by P. Cohen and seconded by W. Antczak. The minutes were approved.

Communication/Correspondence

There was no new correspondence.

Natural Resource Inventory Committee Report

There was no update. Chairman Vogt recommended that this Committee be disbanded. This decision will be tabled until the next meeting of the Environmental Commission.

Environmental Review Committee Report

There was no update. Chairman Vogt recommended that this Committee be disbanded. This decision will be tabled until the next meeting of the Environmental Commission.

Tree and Wetlands Ordinance Committee Report

There was no report. Mayor Fyfe formed a new Tree Ordinance Committee and the EC has not been involved in their meetings. Chairman Vogt recommended that, if the Environmental Commission's input, etc. was no longer needed, this Committee should be disbanded. This decision will be tabled until the next meeting of the Environmental Commission.

Environmental Commission Issues List

There was no report.

Applicants

UB Chestnut LLC: 30 Chestnut Ridge Road (Block 3101/Lot 1)

Gail Price, Esq. of Price, Meese, Shulman & D'Arminio, P.C. and a representative from the Montoro Architectural Group represented the client. G. Price explained that the project consists of landscaping under the pylon sign at the Chestnut Ridge Shopping Center. The sign was re-positioned to comply with the Borough ordinance and to make the sign easier to see for the motorists traveling on Chestnut Ridge Road.

When the applicant appeared before the Montvale Planning Board, the term "berm" was used in the description. The use of berms is discouraged. Upon review of the plans, it was noted that the new landscaping plan enhances the sign and that the sign can still be easily read. Chairman Vogt asked for a motion to approve. P. Cohen made the motion and L.

Skoguland seconded it. The landscaping plans (revision date:10/23/15) were unanimously approved by roll call vote. An approval letter will be emailed to the appropriate individuals.

Javanoski Residence: 154 Spring Valley Road (Block 301/Lot 5)

The homeowner, Mr. Javanoski, and his contractor presented the landscaping plans for a single family home. Chairman Vogt said that the landscaping required only street trees and screen plantings. If the EC approves the entire landscaping project, the homeowner will not be able to make future changes. It was recommended that the applicant present a plan that only includes street trees and screening plantings.

It was also noted that there were some plant counts that were inaccurate. The plans were not approved. Amended plans must be resubmitted and the applicant will be placed on the Agenda of the next meeting of the Environmental Commission.

Balandza Construction: 99 Spring Valley Road (Block 403, Lot 2)

C. Baldanza and Mr. Pervy, the landscape contractor, presented landscaping plans for twelve townhouse unit condominiums. Screening from Spring Valley Road and the neighboring properties was required. There are several established trees that will be removed. Forty-eight mature trees will remain and will be used as a gateway to the new development. Chairman Vogt said he liked the plant selection. However, there are issues with the placement of the new trees. Several counts and abbreviations need to be corrected. Symbols must remain consistent. Watermarks should be used to reflect the trees that remain.

In addition, the plant symbols should be positioned next to the key, to be more user-friendly. There was an issue with planting Green Giant *Arborvitae* in front of the neighbors' existing *Arborvitae*. The location of the new planting should be adjusted so the new and old plantings can enhance one another.

There were other issues with the plans. Therefore, at this time, Chairman Vogt and the Environmental Commission did not vote to approve the plans. Mr. Baldanza thanked Chairman Vogt and the Commission for their input and said the plans will be amended and resubmitted. The applicant will re-appear at the next meeting of the Environmental Commission.

A neighbor was present at the meeting and voiced concerns. One involved making sure that her existing Maple tree, which is near the property line, is kept safe during the construction phase. There was concern regarding grading as well. Chairman Vogt said he was familiar with the job site and the tree was a safe distant away. There was concern regarding a leaning tree at the neighboring property. The leaning tree should be removed, for safety reasons. L. Baldanza said he will contact with the homeowner and is anticipating an amicable solution to the problem.

Meeting Opened to the Public

A motion to open the meeting to the Public was made by P. Cohen and seconded by L. Skoglund. Public did not wish to be heard.

Meeting Closed to the Public

A motion to close the meeting to the Public was made by R. Preston and seconded by P. Cohen.

Planning Board Liaison Report

Chairman Vogt reported on the following:

- The Planning Board approved several use permit applications.
- Three variances were approved.
- A resolution for 49 Spring Valley Road/major soil-moving application was approved.
- There was an amended site plan for 20 Craig Road.

Inspection

PNC Bank (Kinderkamack Road)

Landscaping was found to be in compliance. An approval letter was sent to the appropriate individuals, authorizing the release of escrow monies.

New Business

Chairman Vogt asked for a motion to approve the 2016 meeting dates. The motion was made by R. Preston and seconded by L. Skoglund. The members will be contacted by email regarding the meeting dates.

Old Business

Alternate Positions #1 and #2 on the Environmental Commission remain vacant.

Adjournment

Chairman Vogt asked for a motion to adjourn the meeting. The motion was made by R. Preston and seconded by P. Cohen. The meeting was adjourned at 9:45 pm.

The next meeting is scheduled for January 18. Members will be emailed in the event the meeting is cancelled. Members are reminded to notify Chairman Vogt and the Secretary if they are unable to attend.