

Montvale Environmental Commission Meeting Minutes
12 Mercedes Drive, Montvale, New Jersey
Council Chambers at 8:15 pm
Special Meeting for Triboro West
February 21, 2018

Chairman Hanrahan called the meeting of the Environmental Commission to order at 8:15 pm. adequate notice of this meeting was provided to The Record and/or 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).

Roll call: D. Eichhorn (P), Chairman R. Hanrahan (P), M. Jensen (A), R. Johnson (P), M. Kelly (P), R. Preston (P), L. Skoglund (P), & PB Liaison A. Russo (P)

Non-members: Secretary J. Russo (P) & Councilman D. Koelling (P)

Contractual Employee: Gus De Blasio, Maser Consulting P.A. Landscape Architect (P)

Pledge of Allegiance: Chairman Hanrahan

Meeting Opened/Closed to the Public:

- A motion to open the meeting to the Public was made by M. Kelly & seconded by R. Johnson. There was no one from the public wishing to be heard. A motion to close the meeting to the Public was made by D. Eichhorn and seconded by R. Preston.

Applicant:

Triboro West; 1 & 3 Mercedes Drive is being represented by Mr. Del Vecchio, Esq, of Beattie Padovano Law Offices, Justin Ferrazzano, civil engineer of L2A Land Design LLC, Trini Rodriguez, PLA, SLA, AICP, LEED AP of Parker Rodriguez and Mr. Cohen. This meeting was specially scheduled for the applicant and only information pertinent to this applicant will be conducted at tonight's meeting.

The applicant is presenting a power point of the overview of the project. The applicant appeared before the Site Plan Review Board earlier this month. The applicant will provide the EC with landscape plans after either meeting with or by phone discussing the plans with Mr. DeBlasio. The project will be multi-use facility, on approximately 35 acres, however, 15 acres will remain in the native state due to its C1 classification. There will be offices, retail space, restaurants, & residential units above it. There will be shared parking in an effort to reduce the number of parking spaces on site. The idea of mass transit was discussed, however, this decision is not under the jurisdiction of the developer. Mr. Cohen said that at their other developments a shuttle bus was instituted at the request of the residential tenants. If Triboro West residents request this service, the developer will research the possibility.

Mr. DeBlasio discussed with Trini Rodriguez the height of the canopy of the trees. R. Preston mentioned that there should be adequate clearance for delivery trucks and not affect the vision of site. T. Rodriguez said the canopy height of the trees are not less than eight feet. Comments from the members included the location of trees in regards to pedestrian walkways. G.DeBlasio said he would like the trees consistently lined up with the outdoor parking spaces. Species of trees should be fruitless, and nut bearing, not prone to known diseases and variety. Aesthetically L. skoglund said she would like it to provide interest for all four seasons. L. Skoglund asked if a wild meadow could be on site near the native landscaping.

The applicant will take the feedback from tonight's evening as well as consulting with G.DeBlasio as the plant list and the landscape plan is being developed. Ongoing communication will reduce cost and time with the landscape plans.

Other comments from the commission was how to incorporate positive elements into the project.

Solar panels were discussed, unfortunately most of the HVAC system and is on the roof and the building design limits the available space. A green roof may be installed on the building. EV charging station, environmental friendly vehicles and EV Tram was mentioned by Chairman Hanrahan.

Adjournment:

- Chairman Hanrahan asked for a motion to adjourn the meeting. The motion was made by R. Preston seconded by L. Skoglund. Chairman thanked the members for attending this special meeting. The meeting was adjourned at 9:45 pm.