

Mountain Lakes Environmental Commission Meeting Minutes

Feb 16, 2021 7:30pm Zoom Video Meeting

Commission Members Present:

Mimi Kaplan
Nicholas Coppola
Marnie Vyff

Chris Capodanno
Allison Rankin
Peter Smith

Jackie Bay
Andrew Armani

Eric Lee
Dan Happer

Student Liaison
Borough Council Liaison

Public Attendee's:

Jennifer & Brian Lynch 1 Fernwood Trail
Catherine Hadjiloucas 5 Lakewood Drive
Ellen Foppes 29 Rainbow Trail
Angela Tsai 9 Lakewood Drive
Dena Muniz 7 Rainbow Trail
Briana Ostrosky 8 Rainbow Trail

1. Administration

January Meeting minutes we approved
Public Guests were welcomed

2. Development

Highview Route 46/Zeri's Property

- Water Usage report has not yet been submitted.
 - It was discussed if it is best to wait as part of the process, or due to timing it should be formally requested again by the MLEC. Discussion also took place if the idea of the Highview Development purchasing water from another municipality is under consideration
 - Our Council Liaison will reach out to the Borough Manager and the MLEC will reach out to Planning & Zoning Board Secretary/Administrator on these topics

Public Comments were made to the MLEC related to the Highview Development by Catherine, Dena, Jennifer, Brian, and Ellen. All referenced the July 12th MLEC letter to Highview and appreciation of the key requests made. It was strongly expressed that do date there has not been enough feedback or addressed at all related questions. Several issues were discussed including, but not limited to:

- Stormwater Management Concerns and if they would be applicable to Ordinance updates that are being considered
- Wellhead Protection
- Storm Drain Hood Filters and Oil Recovery
- Reporting of Suspected Release
- Environmental Waiver was possibly given by the Planning Board prior to Public Comments
- Information on Vernal Life and Biological concerns
- Frustration and how to be part of the process and interact

3. Ordinances

- a. Stormwater

Discussion took place on the update of the Stormwater Ordinance and a March 2rd timeframe exists to meet minimum NJ State DEP Standards. There was agreement to make further updates and changes, and all agreed that it should be immediately reviewed by a subcommittee to enhance the ordinance

b. Noise Ordinance

Andrew & Mimi will initiate a sub-committee to review and it was highlighted that Montclair recently passed an ordinance as it become commonplace:

<https://www.quietmontclair.org/news/a-win-at-the-township-council>

4. Liaison Updates

MLHS Liaisons

- A recycling video is expected to be completed by next week
- A Feb 25th meeting is tentatively scheduled with landscapers regarding the HS Botanical Garden
- Newspaper articles are being developed in the HS paper and will be further shared

Planning Board

- Highview discussion is on-going and specific details are still being revisited
- The next meeting is scheduled February 18th
- There is expected to be at least 2-3 Sessions

EDAC

- Letters to business owners on Route 46 are being developed to promote communication between business owners and EDAC

DPW

- Island Beach Raingarden is under discussion
- DPW management and monitoring of recycling is progressing well and awaiting reports

Shade Tree Commission

- An Ordinance to extend tree protections to business zones is being prepared to present to the Council
- There is a strong concern from the Pine Edge Condo on Sherwood that the Sunrise Developers did not meet their obligations for Planting Visual Buffer. Sunrise has offered to plant 18 more trees, but Pine Edge feels their obligation is more and are requesting many plantings that are non native or shade Trees. Shade Tree is supportive, and basis that it is really about meeting application requirements it is being raised to the town Engineer Bill Ryden via the Mayor
- New Tree Seedlings for planting will be ordered under a NJ DEP campaign to take place in April

5. Any other Business

Meeting was adjourned at 9:45pm, next meeting scheduled for Mar 16, 2021 7:30pm