



# **Environmental Commission**

January 19, 2016

*(Minutes)*

Prepared by:

**Paul Demarest**

Mr. MacDonald called to order, at 7:38pm, the Regular Monthly Meeting of the Environmental Commission for the Borough of Closter, New Jersey, convening Tuesday, January 19, 2016 at Borough Hall.



## **2016 Reorganization**

### Oaths of Office

Full Member/Planning Board Liaison: Sophie Heymann  
(New 3-Year Term Expires December 31, 2018)  
\*Reappointed\*

Full Member/Council Liaison: Brian Stabile  
(Existing 3-Year Term Expires December 31, 2017)  
\*Reassigned\*

Full Member: Sivert Hagen  
(New 3-Year Term Expires December 31, 2018)  
\*Elevated\*

Alternate #1: Ethel Abrams  
(New 3-Year Term Expires December 31, 2018)  
\*Reappointed\*

Associate Member: Arthur Goldberg  
(New 1-Year Term Expires December 31, 2016)  
\*Reappointed\*

### Attendance

<PRESENT>

Paul MacDonald- Chairperson

Steven Isaacson- Full Member

Sophie Heymann- Full Member/Planning Board Liaison

Brian Stabile- Full Member/Council Liaison

Sivert Hagen- Full Member

Ethel Abrams- Alternate #1

Bobbie Bouton-Goldberg- Alternate #2/Historic Preservation Commission Liaison

Arthur Goldberg, MD- Associate Member

<ABSENT>

Thomas Colwell- Full Member

VACANT- Full Member/Shade Tree Commission Liaison

### Election of Officer

In lieu of the Commission nominating its Chairperson for the calendar year 2016, Mr. MacDonald continued in said capacity for this evening.



## **Miscellaneous**

A motion was made by Dr. Goldberg and seconded by Mr. Hagen, to approve the minutes for the December 15, 2015 meeting; the motion passed by acclamation.

The Commission did not entertain a vote to approve the minutes for the October 20, 2015 meeting.

Chairman MacDonald opened the meeting to the public for questions and/or comments.

Mayor John Glidden, 295 Closter Dock Road, Closter, New Jersey, thanked the Commission for its service and volunteerism. He commented on the redevelopment of the Closter Plaza shopping center underway and expressed his pleasure with the owner/developer, Edens, LLP. He noted that given the anticipated future establishments at the Plaza, including Whole Foods Market, more traffic (both vehicular and foot) is expected which hopefully will spread to a revitalized downtown area; Mayor Glidden said the Governing Body would be collaborating with the Chamber of Commerce to bring about additional enhancements. He informed that the Borough would likely be reexamining its Master Plan this year. He reiterated his mission to protect what the Borough has and improve upon it, which involves maintaining strong property values for its residents. Mayor Glidden reassured that Closter will remain residential in nature while gaining a strong commercial sector.



## **Old Business**

### **Trails**

Mayor Glidden commended the Commission on its trail improvements and questioned when an official trail map would be compiled. Chairman MacDonald replied an evaluation of monies available would be required beforehand, noting the existing trail map would be revised once all trails have been identified.

Ms. Heymann distributed 2 maps of Schauble Park indicating its trails, most of which were installed a few years ago by volunteers of the high school senior service program under the supervision of Chairman MacDonald. She stated a few of the new trails will be marked with dead logs to match existing markers. She revealed that 2 areas in Schauble Park have been converted by youths, without authorization from the Borough, to accommodate bicycle motocross (BMX), an on- or off-road sport; Mayor Glidden believed there should be enforcement of such a violation.

With respect to Olaf & Ingeborg Hagen Park, where the Cross-Closter Trail system originated, Ms. Heymann distributed several maps that were previously prepared by Boswell Mc Clave Engineering, Inc., the Borough Engineer's firm, a task that cost the Borough \$26,000.00 including permitting from the New Jersey Department of Environmental Protection (NJDEP). She hoped such an expense would be avoided for all future trail mapping, reminding such was the basis for her recent objection to installing trails in northern Closter (near Buzzoni Farm Park), which would have cost \$10,000.00. Mr. Isaacson said he previously emailed a map of the Cross-Closter Trail system that he designed as well as a map depicting both Closter and the

Borough of Demarest's trails south of the Stop & Shop supermarket (400 Demarest Avenue) that was prepared by David Emerson, a founding member of the Demarest Nature Center.

Ms. Heymann opined a revised trail map should encompass all Borough trails, including the Cross-Closter Trail system and Demarest's, being they are all adjacent to each other. She reminded there are 4 trail map pedestal signs located throughout the Borough which have deteriorated; she stated the 5<sup>th</sup> sign, located in Buzzoni Farm Park, is also in need of restoration despite being relatively new. In response, Mr. Isaacson said there is a sign on the market that is not photodegradable, has a 10-year guarantee and costs \$3,000.00 to replace all 5. Ms. Heymann replied that such a pedestal sign would have to be quite large and able to fold. Mayor Glidden believed a revised map would entice visitors; Ms. Heymann agreed, saying such a map can be distributed to residents as is done in Demarest.

Ms. Heymann said she envisioned an 18"x26" trail map pedestal sign to replace the existing 5 throughout Closter. Ms. Abrams suggested the Commission view the signage within a park near the Puffin Cultural Forum in the City of Teaneck. Ms. Heymann suggested arboreal signs be purchased to indicate the various types of trees in a particular section of trail. She said she has been researching signage used by the Palisades Interstate Park (PIP) Commission for its grounds, which she found to be quite durable (20+ years old), especially its expensive tree signs. Ms. Heymann said the PIP Commission retained Fossil Industries, Inc. to provide its trail signage, the same vendor suggested by Mr. Isaacson. She reiterated that a graphic artist must initially provide a design, and then the signs can be produced.

Chairman MacDonald said both he and Ms. Heymann wished to continue ongoing trail improvements until the funds awarded through the NJDEP's Recreational Trails Program Grant to the Borough in 2013 are depleted; at that point, he said a revised trail map and signage can be formalized with monies from a new grant or open space funds. Dr. Goldberg questioned how much of the trail grant's \$30,000.00 remains, noting the signage would likely be the largest expense. He insisted that a professional be hired to design the revised trail map instead of a Commission member photocopying portions of trail sections together resulting in an illegible diagram as was presented this evening. He suggested the Borough's zoning map, copies of which were provided by the Building Department, be utilized as a basis for creating a new trail map, because it already contains all thoroughfares and active/passive parks with overlays. He continued to say that the Commission should hold off on formalizing its trail maps and signage until more trails have been developed and in the meantime, post simple renderings of trail sections on the Borough's website. Mr. Isaacson concurred with Dr. Goldberg's short-term solution and said the Commission should engage Demarest on how to collaborate on mapping both municipalities' trails systems.

A motion was made by Ms. Heymann and seconded by Dr. Goldberg, to postpone formalizing the Commission's trail map and signage until all trail improvements funded by the NJDEP's 2013 Recreational Trails Program Grant (\$30,000.00 of which \$6,000.00 is to be matched by the Borough) have been completed, and in the interim, provide adequate maps of main trail sections both on-line and in print. The motion passed by acclamation.

Steven Lopez, 89 Union Street, Closter, New Jersey, introduced himself as a new resident of the Borough since August 2015. He informed that he and his wife were raised in Rockland County, New York and specifically chose Closter to raise their family. He said his residence is near

Schauble Park and he frequents it trails. He said he is both a hiker and cyclist, noting he likes the idea of children opting to do outdoor activities as opposed to being sedentary. He agreed, however, that guidance should be given so that the bike trails spoken of earlier are a safe venue for youths. Mr. Hagen stated vehicles of any kind are harmful to the walking trails, which in this case have been altered illegally and such should be discouraged from occurring elsewhere in the trail system. Ms. Heymann agreed, saying there is a degree of danger and liability for the Borough with respect to the converted bike trails located just north of Bergenline Avenue. Mr. Lopez explained there is a cycling etiquette that prevents the erosion of trails any worse than hiking would cause; he stated he is a proponent of trail sustainability for both foot and pedal bike use, clarifying motorized vehicles should be prohibited. He agreed to provide information to the Commission about cycling protocol, such as remaining on marked trails, staying in the middle of a path, not skidding tires/locking brakes, etc.; he believed posting such information throughout the trail system could alleviate some of the Borough's liability. In response to Dr. Goldberg, Mr. Isaacson said motorized vehicle use is not permitted on Borough grounds. Dr. Goldberg said in the past, such vehicles damaged several paths in Buzzoni Farm Park and Chairman MacDonald reminded that the same occurred in Mac Bain Farm. Ms. Bouton-Goldberg informed Mr. Lopez that said Farm has hiking trails surrounding it and volunteers are always welcome; Ms. Heymann noted the Farm is open to public throughout the winter.

In response to Mr. Isaacson's inquiry, Mr. Lopez confirmed that an email forwarded by Councilman Stabile informing of an invitation by a resident to witness the installation of a photovoltaic system on January 23<sup>rd</sup> originated from him. He explained his employer, SolarCity, would be installing the roof-mounted solar panels; he noted Elon Musk, head of Tesla Motors, Inc., suggested that his cousins, Lyndon and Peter Rive, research the field of solar energy which eventually led to the founding of SolarCity, a leading solar utility provider in the United States. Mr. Lopez confirmed all required prior approvals, including the Building Department, have already been obtained by SolarCity.



## **New Business**

### **Mac Bain Farm**

John Mc Caffrey, caretaker and resident of Mac Bain Farm, introduced himself. He spoke about the recent installation of deer fencing at the Farm. He said the original specifications, written several years ago, were not adhered to. He explained that the top wires of the fence should have been drilled into the posts but instead were wrapped around with no through bolt to prevent the wire from migrating downward due to gravity (expansion and contraction); he revealed that the inferior method was opted for to save approximately \$2,000.00. He further commented that the gate was to be comprised of 3" heavy wall pipe so the cantilevered gate would not deflect, but 2 1/2 pipe was used instead. Mr. Mc Caffrey said the corner posts were supposed to also be 3" heavy wall pipe, noting they are now buckling and the gates no longer close tight. He said further damage to the fencing has been caused by fallen trees resulting in deer easily bypassing the barrier. Mr. Mc Caffrey said roughly 3 months ago he obtained an estimate of \$10,000.00 from Dimick Fence Co. to fix the shoddy work.

Ms. Bouton-Goldberg questioned if replacing the deer fencing with different material altogether, such as the 6'x6' square fencing used by Flat Rock Brook Nature Center in the City of

Englewood, would be a better option. Mr. Mc Caffrey responded that while such a design is similar to large animal fencing used for cattle and horses, once below its 4' height, smaller creatures such as woodchucks, squirrels and rabbits can easily bypass or tunnel beneath such fencing. Ms. Bouton-Goldberg inquired about having a graduated fence whereby smaller mesh is used for the 1<sup>st</sup> 4' followed by wider mesh with 6" openings for the remaining height. Mr. Mc Caffrey revealed that in western New Jersey, where he owns a private farm, several nurserymen have land surrounded by deer fencing comprised of 6" and 8" wolmanized round timbers that are 12' long (4' is installed below grade), which was 95% subsidized by the county government; he noted the only requirement to receiving such assistance is being registered with the relevant County Agriculture Development Board under auspices of the New Jersey Department of Agriculture. He suggested the Commission determine if Bergen County offers such, noting it should first contact the Cooperative Extension of Bergen County; he noted it may be referred to another county since few farms exist in Bergen; Ms. Heymann promised to follow through on such. Mr. Mc Caffrey believed the dilapidated deer fencing should be repaired and refortified, not reinstalled with different material. Chairman MacDonald directed Mr. Mc Caffrey to discuss the associated cost and selection of a fencing contractor with the Borough Administrator, Jonathan De Joseph.

Mr. Mc Caffrey wished to have an irrigation system installed at Mac Bain Farm, even if initially only a few trunk lines at strategic locations where, at a future date, valve boxes, stanchions and zones could be easily added and networked out by a local contractor such as Metro Landscape Irrigation Co. He reminded that a 2 1/2" copper line already runs approximately 550' through the Farm to his residence on-site; he explained such a large diameter was necessary to negotiate the rise in elevation from Hickory Lane and assure proper volume/water pressure. Mr. Mc Caffrey informed that said line's installation with fittings cost \$7,000.00 many years ago and today would be roughly \$40,000.00, but a cheaper option (plastic) would meet code today. He said there is a wellhead on-site, originally installed by Kenneth Mac Bain, for acquiring groundwater; he noted the well would require a booster pump to facilitate running 10 heads simultaneously to irrigate the fields. As a result, Mr. Isaacson said the Borough would eliminate its utility bill from United Water Co.; Mr. Mc Caffrey clarified that the pump's maintenance is quite expensive, revealing it cost \$12,500.00 to replace 15 years ago. He explained there had been a jet pump system in the basement of the residence which was converted to a 5-horsepower, stainless steel submersible located 35' off the well shaft resulting in a much more efficient/high-pressured flow. Mr. Mc Caffrey stated the well is 242' deep, has an 8" bore and its water-bearing stratum is at 22'; he revealed that running (2) 3/4" hoses for 3 hours to water the fields results in the well's water level reaching only 35'. He said he sanitized the well by installing a steel collar to prevent migration of minerals, etc. In response to Councilman Stabile, Mr. Mc Caffrey said all of Mac Bain Farm could be irrigated with the well in drought conditions but water distribution would have to be networked for the 5.5 acre site; he commented that water would have to run for 20 hours in such an occurrence; in comparison, he commented that because of its larger volume capacity, the utility service provided by United Water Co. could do same in 5 hours. Answering Ms. Heymann, Mr. Mc Caffrey said using surface hoses for irrigation is not ideal and quite time-consuming because of having to rearrange them especially when tilling the fields; he noted the amount of hoses would be in the hundreds of feet and visitors would trip on them and the sprinkler heads would wear out often. Chairman MacDonald directed Mr. Mc Caffrey to discuss the associated cost and selection of an irrigation contractor with the Borough Administrator, Jonathan De Joseph.

Ms. Bouton-Goldberg believed a portion of the irrigation system should be installed this year, noting she is drafting a nomination report for the Historic Preservation Commission to have

Mac Bain Farm designated an historic landmark by the Governing Body. She believed such a designation would increase the Borough's chances in being awarded grants for the site. She hoped to have an arboretum and orchards installed at the Farm, both of which would require less maintenance in terms of weeding. She suggested a picnic area be established on-site. Mr. Mc Caffrey replied that he transplanted an apple orchard in the rear section by newly-constructed houses and a few mature trees were planted in the front section by the handicap-accessible area; he further commented that he pruned older mulberry and pear trees in the front section. He hoped new trees could be planted in the western section where peach, plum, apricot and nectarine trees were previously planted by Mr. Mc Bain.

Mr. Mc Caffrey informed that last summer, the New Jersey Legislature passed a law prohibiting municipalities from preventing the harboring and proliferation of the European honey bee, which is the state insect. He said the ordinance previously adopted by the Board of Health is no longer valid; Councilman Stabile promised to discuss the matter with the Mayor and Council, noting a statute would supersede the autonomous Board's regulation.

Mr. Mc Caffrey said he would welcome volunteers from the high school senior service program this coming May, noting they previously did trellis work for his private vegetable garden.

### Trail Improvements

Kevin Riley, a Board member and Grounds Manager of the Demarest Nature Center, introduced himself. He gave a progress report on the trail improvements he is providing through the NJDEP's Recreational Trails Program Grant:

- 1.) approximately 50 yards east of Ryerson Place and Tenakill Street intersection-
  - a.) installed 4 boardwalks in nearby muddy area and additional boardwalk utilizing reclaimed plastic wood ties <not indicated in original estimate>;
- 2.) approximately 20 yards east of Scholz Bridge (yellow trail)-
  - a.) installed 7 boardwalks in area prone to flooding and Department of Public Work (DPW) removed dilapidated boardwalks consisting of plastic and ash nearest roadway that were previously installed by Eagles Scouts);
- 3.) open field along blue trail-
  - a.) installed posts to identify where trail continues;
- 4.) approximately 10 yards south of wood trestle bridge at Brook Street-
  - a.) installed 5 new boardwalks;
- 5.) southern portion of Schauble Park-
  - a.) improved upon trails and blazes installed by volunteers of high school senior service program from Haring Street north with option to exit onto Bergenline Avenue (blue trail exit) or continue onto yellow trail with option to exit onto Waldron Place and ending at entrances to blue and white trails with yellow trail exiting onto Demarest Avenue;
- 6.) northern portion of Schauble Park (paper street portions of Center Street and Poplar Street)-
  - a.) improved upon trails and blazes installed by volunteers of high school senior service program from blue trail skirting residences along Demarest Avenue to east of BMX trail, to Bergenline Avenue and exiting onto Haring Street;

As a reminder, Mr. Riley said all planks being installed consist of pressure-treated lumber, noting arsenic is no longer used in its production; he stated utility poles cannot be utilized given the chemicals on them. He further commented that all of Closter's pedestrian bridges are comprised of pressure-treated lumber. In response to Mr. Hagen, Councilman Stabile suspected

the slick in water found by certain bridges in the Borough is the result of the wood releasing its natural oils. Mr. Riley revealed that Demarest has slicks in its bodies of water near Emerson Meadow that are the result of automobiles buried underground decades ago.

Mr. Isaacson pointed out that the blue trail, just north of the Demarest Nature Center, was intended to be the starting point of an inter-borough trail system, but Demarest never granted permission. Mr. Riley explained the blue trail continues north of Tenakill Brook and crosses over Scholz Bridge past Durie Avenue.

Chairman MacDonald hoped the northern and southern trails of Schauble Park could be merged onto a temporary map until an official revision is finalized. Ms. Heymann said the purpose of Mr. Riley improving the trail sections was to bring public awareness of the existence of trails in the area, specifically at Demarest Avenue west of the Stop & Shop supermarket as well as by the intersection of Demarest Avenue and Poplar Street.

Mr. Hagen questioned if there are any blazes notifying the public of Mollicone Park once exiting on Haring Street; Chairman MacDonald replied in the negative but clarified that Boy Scouts had previously begun trail work within the wooded area east of the Park's ball field. Ms. Heymann pointed out there is a dam at the southern part of a streaming running through said woods as well as a Girl Scouts cabin which is approachable via Taillon Terrace. In response to Ms. Bouton-Goldberg, Mr. Riley said the southern portion of Schauble Park's trails is approximately 1/2 mile long. Mr. Hagen said there are existing blazes located near the residential areas from the bridge at Brook Street to Farrell Woods; he suggested the same be done for Bergenline Avenue.

Ms. Heymann reiterated that the NJDEP's Recreational Trails Program Grant expires sometime in March and the only remedy is to request an extension being substantial monies awarded the Borough remain and outstanding trail-related tasks/purchases to put it towards. Chairman MacDonald informed that the Borough Administrator is not too keen on extending the grant; Councilman Stabile promised to discuss such with Mr. De Joseph to prevent the award from going to waste.

Mr. Riley stated that he has currently worked 128 hours on the trail improvement; Ms. Heymann said that at a \$25.00 hourly rate, Mr. Riley's compensation amounts to \$3,200.00, which along with costs for material is paid for by the \$24,000.00 grant while labor costs associated with the DPW and administrative help is paid through the Borough's \$6,000.00 match requirement. Ms. Heymann opined the State would not object to granting an extension, noting the NJDEP is pleased with the trail progress thus far. Councilman Stabile inquired about Demarest ever utilizing the Global Positioning System (GPS) for logging its trails; Mr. Riley answered no, saying a wheel has been used in conjunction with maps and coordinates instead. Councilman Stabile suggested, in the event a grant extension is denied, that Closter rent a GPS-based tool to easily and precisely map out the trail system. Mr. Isaacson hoped geocaching could be incorporated into the trails in the near future.

A motion was made by Dr. Goldberg and seconded by Ms. Heymann, to advise the Governing Body in writing that the Borough seek a 6-month minimum extension of its NJDEP-sponsored Recreational Trails Program Grant for trail improvements not yet completed. The motion passed (7-0-0):

**YES-** Goldberg/Bouton-Goldberg/Abrams/Hagen/Stabile/Heymann/MacDonald;

**NO-** n/a;

**ABSTAIN-** n/a;

Councilman Stabile agreed to draft such and suggested securing additional work hours for Mr. Riley should be formally requested of the Mayor and Council.

Mr. Riley stated Chairman MacDonald, Ms. Heymann and the DPW Superintendent, William Dahle, recently bushwhacked a portion of a proposed trail they were contemplating. He explained that the idea is to create a trail south of the now-defunct Closter Swim Club (parking lot on Blanch Avenue) stretching from Buzzoni Farm Park to the rear of Temple Emanu-El of Closter (180 Piermont Road) at the conservation easement; he noted such would connect to the blue trail in the Nature Center. He continued to say that such a trail would link to a pedestrian walkway by Hartford Boulevard (paper street) and Ruckman Park. Dr. Goldberg said Albany Boulevard (paper street) north of the Nature Center would create a circular trail requiring minimal work.

A motion was made by Dr. Goldberg and seconded by Ms. Bouton-Goldberg, to have all available maps of the Borough's trails posted on its website and updated accordingly as trail improvements are made. The motion passed (7-0-0):

**YES-** Goldberg/Bouton-Goldberg/Abrams/Hagen/Stabile/Heymann/MacDonald;

**NO-** n/a;

**ABSTAIN-** n/a;

Chairman MacDonald suggested Mayor Glidden mention the trail maps in his next newsletter and Ms. Abrams wished they would be included on the Borough calendar.

Dumping & Signage on Public Land

Chairman MacDonald said that Mr. De Joseph felt generic signage would be preferable to having the specific ordinance and penalty indicated; the Commission disagreed, saying such is required to be displayed, otherwise, the signage would not deter violators or have legal standing.

Site Contamination (400 Demarest Avenue)

Regarding contamination at 400 Demarest Avenue, which was caused by a former dry cleaning establishment on-site, Mr. Stabile indicated there was no new information to report since September 2015.



**Liaison Reports**

Governing Body

Councilman Stabile mentioned the Finance Committee is gathering on January 21<sup>st</sup> to discuss the 2016 Budget; he informed the Borough is required by statute to operate on a temporary budget for the 1<sup>st</sup> quarter based on 26.23% of the prior year's approved budget. Chairman MacDonald confirmed the Commission is requesting the same amount for an operating budget as received last year.

Green Team

With respect the 2016 Northern Valley Earth Fair, Mr. Hagen stated the purchase order to be generated by the Borough for a \$250.00 donation should indicate the Borough of Cresskill as

the vendor. Ms. Heymann noted the Fair is mentioned in the latest issue of the Association of New Jersey Environmental Commissions (ANJEC) publication. Chairman MacDonald stated that despite the additional cost, all Commission members should receive ANJEC's magazine, not only 6, as has been the case; also, he promised to inquire about courses offered through ANJEC. Ms. Heymann confirmed Closter, along with Cresskill, Demarest and the Boroughs of Norwood and Tenafly will be participating in the Fair. Ms. Abrams assured the Commission will have a table present at the event with literature on beekeeping, hydraulic fracturing, railroad oil transport, etc.; she noted she was still researching the purchase of a green/white table runner in lieu of a more expensive full tablecloth. Ms. Heymann opined the Commission should promote rain gardens and encourage Closter's land use boards to use such as a condition of approval when appropriate.

Concerning the upcoming Borough-wide cleaning/recycling event, Mr. Hagen hoped this year's turnout would surpass 2015's. He further commented that most of the volunteers last year concentrated on the Nature Center while other areas in Closter, like Homans Avenue and Ver Valen Street, were neglected. While last year's event was affected by inclement weather, Ms. Heymann felt more promotion is necessary, noting the Boy Scouts were more present than Girl Scouts. She suggested the Parent Teacher Organization (PTO) be consulted to gain more exposure and Ms. Abrams thought local houses of worship would help. Mr. Hagen said this year, Easter falls on the last weekend in March and by April, poison ivy is rampant, leaving only mid-March to hold the event. Dr. Goldberg stated the Improvement Commission should be asked to assist with the event. Ms. Heymann said that Railroad Avenue was littered with debris last year. Mr. Hagen said the Bergen County Utilities Authority (BCUA) provides supplies as well as a \$300.00 grant annually for the event. Ms. Abrams said she would use her contacts at Bergen Community College, where she was formerly the head of its Information Center, to get tips on how to make the event more successful in 2016.

#### Mac Bain Farm

As to the whereabouts of the unused 50 crop signs measuring 5"x7" and the 200 orders of 3"x5" signage, Ms. Heymann said the first batch was installed, and the remaining signage is stored in a shed at the Farm.

#### Planning Board

Ms. Heymann said the Heidenberg Plaza shopping center, currently the subject of an application for Site Plan Approval, began to upgrade its outdoor appurtenances prior to obtaining prior approval. During the proceedings, she said the Board compelled the applicant to improve plantings and signage as well as mitigate for illegal tree removal within the Borough's right-of-way along Closter Dock Road. She stated structural soil would be used for the shade trees along the roadway. Councilman Stabile explained that engineering-controlled soil is placed below "boxes" (not visible) so that the load is transported from the sidewalk to the structural soil instead; he said, however, fluffy soil is within the box to promote deep root growth. Ms. Heymann said an irrigation system would also be installed. Dr. Goldberg reminded that the Commission previously questioned if the area of the space for said trees would be no less than the drip line; he also disagreed with the Shade Tree Commission's permission for the planting of locust trees. He stated the applicant did agree to install light poles along the thoroughfare to match the downtown area but would be installing a concrete, not brick paver, sidewalk. Furthermore, Dr. Goldberg said the applicant redesigned its plaza in front of its tenant, Cold Stone Creamery, so that brick pavers were installed both on the subject property and in the Borough's right-of-way without delineation as to the property line. He also noted existing pear trees are uplifting the existing sidewalk.



**Plan Review**

The Commission did not receive any land use board applications for its consideration.



**Adjournment**

Ms. Abrams informed that a rally would be held on January 24<sup>th</sup> in the Borough of Bogota to protest the dangers of having rail cars transport crude oil via the Bakken Formation from parts of North Dakota, Montana and Canada through Bergen County; she distributed signs for the Commission members to hand out.

There being no further items to discuss, a motion was made by Dr. Goldberg and seconded by Mr. Hagen, to adjourn the meeting at 10:30pm. The motion passed by acclamation.