

Montclair Environmental Commission Meeting Minutes

September 7, 2022

Meeting at Town Hall in the Council Chambers.

Type of Meeting: Monthly

Facilitator: Ben Rich

Note Taker: Ben Rich

Voting Commissioners: Ben Rich (Co-Chair),
Keith Brodock, Imke Oster

Alternate Commissioners: Mac Carbonnell,
Bill Martens

Excused: Suzanne Aptman (Co-Chair), Janine
Salvador (Webmaster)

Township Council Liaison: Sean Spiller,
Mayor

Call the meeting to order: Time 7:42pm

This meeting is being held in compliance with the Open Public Meetings Act. Notice of this meeting was published on the Montclair Township website home page, Montclair Local, Montclair Environmental Commission website.

7:42 - Call the meeting to order, Welcome & Introductions - Ben

7:45 - Presentation - Ben introductions

BNE Development: Oak and Label project request for feedback - David Pantierir

- [Presentation](#)
- [Label St Redevelopment Study](#)
- Erie & Label St, developer wants to make a transit oriented development
 - Developer has built buildings in Jersey City & this would be their first in Montclair.
- Affordable housing, street level retail, green friendly building, want to create an extension of walnut street business district, continue sidewalks to public transit, build a water retention system, and build EV charging stations.
- This development would encourage public transit use in Montclair, by being walkable to transit to NYC & to Montclair.
- 150 apartments w/ 1-to-1 parking
- 5 story building, with quite a bit of glass on the outside, first floor covered in art by local artists.
- Stormwater management: collecting stormwater on rooftop.
 - Goal is to reduce rate of runoff. Bioswales possibly.
 - Parking will all be underground
 - This is in a flood zone. They met with DEP already, got a flood plain verification.
 - They have to create a green buffer by Toni's brook.
- Impervious surface should reduce from 100% to 80% with a green space & possible dog park.
- Plan to put trees in front and behind building.
- On-demand hot water, high efficiency fixtures both water & electric.
- BNE is a fully integrated developer, builder, and manager.

8:30 - Presentation 2 - Ben introduced

Spotted Lanternflies at Bonsal

- Jonathan Gruper, Dave, and Rich Rockwell (who is a licensed pesticide applicator with the NY/NJ Trail conference) presented their case for using IPM to manage Spotted Lanternflies in Bonsal Park
- There are about 6 Tree of Heaven plants, which are invasive, that are covered in spotted lanternflies.
- Rich Rockwell (an invasive species specialist who manages invasive species in South Mountain Reservation among other nearby areas) has an environmentally friendly approach to solve this. They had approached the township, and were prevented by the township due to a resolution that recommends not using synthetic pesticides.
- Rich Rockwell is offering this service for free.
- They discussed with Bill Hurlock & the town manager.
- Tree of Heaven is an invasive plant which will resprout aggressively if cut.
- Judicious use of pesticide is part of IPM. For example, cutting a tree then dabbing herbicide on the stump.
- One option is to insert insecticide into the Tree of Heaven tree that goes into the roots which stops the roots from sprouting new invasive trees.
- Another option is to put an insecticide onto the tree bark which will go into the sap and kill spotted lanternflies.

8:45 - Approval June 2022 Minutes - Ben

Yes - 4

No - 0

Abstain - 1

8:48 - Reports/Updates (input/decision/action needed or action completed)

- SJ update
- Stormwater committee

Calendar: September 7th at Montclair Library at 6:30pm there is an EV Presentation with Ben Rich and local EV drivers put on by the MCA.

Adjournment - 8:55pm

Next Meeting: October 5, 2022