

ENVIRONMENTAL COMMISSION MEETING MINUTES

Meeting Date/Time:

Monday, June 15, 2026 – 7:45 p.m.

Meeting Location: Zoom and Borough Hall

Join Zoom Meeting:

<https://us02web.zoom.us/j/84888525359?pwd=km5IfNQxARYyc1kIEEeH9jgp8LxCVA.1>

Open Public Meeting Statement:

Adequate notice of this meeting was provided to the Bergen Record and/or The Ridgewood News, informing the public of the time and place according to the provision of the Open Public Meeting Law (Chapter 231, P.L. 1976)

Roll Call:

Members: Lou Baldanza(P), Lisa De Pellegrini(P), Chairman Robert Hanrahan(P), Mairead Jensen(A), Randall Preston(P), Lisa Skoglund(P) Antonio Vozzolo(P), Michelle Zink-Jojic(P), Planning Board Liaison/Member Joseph Puglisi(P) & Council Liaison Christopher Roche(P)

Approval of Minutes –May 18, 2026 - A motion to approve was made by R. Preston and seconded by J. Puglisi.

Meeting Opened to Public Agenda & Non – Agenda - A motion to open was made by L. Skoglund and seconded by J. Puglisi.

Meeting Closed to Public - A motion to close was made by L. Skoglund and seconded by L. Baldanza and J. Puglisi.

Communication/Correspondence:

New Business:

- Review of Planning Board Submissions (if applicable)
 - 115 and 119 Montvale Avenue
 - Resubmission of two parcels that are changing property lines. No environmental related concerns.
- Recap of Montvale Community Garden Opening Day
 - Pascack press published an article in the paper.
 - Approximately 50 people attended opening day.
 - Participants have planted their gardens. PHHS is maintaining one of garden beds.
 - Thank you to Laura Tesoiero and Michelle Zink-Jojic and Nemanja Jojic for all your help.
 - The garden is a great place for community members to meet other residents.
 - Participants are sharing plants. We have a lot of young families and seniors participating this year.
 - There are currently 10 more containers that will be constructed and assigned randomly to residents on the wait list.
 - MCG@montvaleboro.org, the community garden email address is being managed by M. Zink.

Old Business:

- Community Project Update (Lisa De Pellegrini) – No news to report.
- Pascack Trail/Huff Pond Update (Robert Hanrahan)
 - L. Baldanza and R. Preston report that the trail is in good shape, clean and clipped.
 - R. Preston states that the pond is very green and could use some circulation.
 - R. Hanrahan thanks troop 33 for cleaning out the inlet to Huff pond.
 - R. Preston states that we should consider requesting more woodchips for the trail at the end of the summer. He states that new groups of scouts will want to assist in distributing the chips and will need community service opportunities.
 - R. Preston states that the white drainage pipe in Huff pond is still visible at the top of the water.
 - R. Hanrahan replies that R. Campanelli said he could pull out the boat and sink the pipe.
- Bicycle and Walking Plan (Antonio Vozzolo)
 - A. Vozzolo states that we need bike path more than ever.
 - R. Hanrahan and A. Vozzolo will get together to discuss, condense the research collected and distribute to the commission members.
- Repair of Environmental Learning Center, trail discussion (Robert Hanrahan/Michelle Zink-Jojic/Lou Baldanza) – No news to report.
- Update on the Interconnect Trail Between the ELC and Wegmans
 - We will order signage to direct residents to the trail.
 - Garbage pails are on order and we are waiting for delivery.

Council Liaison Report – Chris Roche

- The Mayor and Council is awaiting a court decision this week regarding Fair Share Housing and whether the Borough's immunity will be revoked.
- Regarding the 34-acre KPMG site, KPMG is expected to retain a small portion to the north, with the remainder being sold to Hakim and Russo. The idea of constructing a data center with approximately 50 affordable housing units was floated; however, this is only a preliminary concept at this time.
- The Mayor indicated that the amount of affordable housing included in a development affects the number of floors that may be permitted to be built.

Planning Board Report – Joe Puglisi

- Stack Street Coffee was granted the D variance which allows them to use the property to manufacture food. They have not yet submitted any changes to property.

Adjournment - A motion to adjourn was made by L. Skoglund and seconded by L. Baldanza all in favor stating aye.

Next EC Meeting will be on Monday, July 20, 2026