

**ORANGE INLAND WETLAND and WATERCOURSE COMMISSION**  
**MINUTES OF THE MARCH 9, 2021 ZOOM MEETING**

The Inland Wetland and Watercourse Commission held a Zoom meeting on Tuesday, March 9, 2021, at 7:00 p.m. The following members were in attendance:

Rick Mangione, Chairman  
Lesley Giovanelli, Secretary  
Bill Perfetto, Jr.  
Jim Ewen  
Ron Ruotolo

Jack Demirjian, Inland Wetlands Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Bonnie Syat, Recording Secretary

Chairman Mangione welcomed everyone to the meeting.

**Correspondence-** Review of the October 13, 2020 and the February 9, 2021 meeting minutes.

A motion was made by Ron Ruotolo and seconded by Leslie Giovanelli to accept and approve the Minutes from the October 13, 2020 meeting, as written. The motion carried with the vote recorded as follows: Ruotolo, aye; Giovanelli, aye; Perfetto, aye; Ewen, aye; Mangione, aye. The vote was recorded as 5-0 to accept and approve the motion.

A motion was made by Ron Ruotolo and seconded by Leslie Giovanelli to accept and approve the Minutes from the February 9, 2021 meeting, as written. The motion carried with the vote recorded as follows: Ruotolo, aye; Giovanelli, aye; Perfetto, aye; Ewen, aye; Mangione, abstain. The vote was recorded as 4-0-1 to accept and approve the motion.

There were no additional comments.

**For Receipt-** None

**New Business-** None

**Old Business-** None

**Enforcement Officer's Report-** None

**PUBLIC HEARINGS (1) (Continuation from the 2/9/21 Meeting)**

**For Discussion: Property known as 35 Old Tavern Road and 308 Racebrook Road: Submitted by 35 Old Tavern Road, LLC. A proposed mixed-use development including construction of an approximately 134,000 sq. ft. mixed use building, existing pavement reclamation, grading, sidewalk, curbing, parking area, lighting, landscaping, and pavement construction. The proposed development seeks to permit work in 200 sq. ft. within the wetland for replacement of a storm drain outlet from the proposed detention system and**

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stormwater treatment structure to the stream, and 0.85 acres disturbance in the upland review area relating to improvements to the existing parking area.

Attorney Marjorie Shansky stated that she is representing 35 Old Tavern Road, LLC. She noted that the property owner of Cherry Hill, Robert Sachs, the engineer Michael Ott and the applicant Ryan Chmielewski are present on this Zoom meeting. It was noted that this public hearing is a continuation from the February 9, 2021 Wetlands meeting.

Chairman Mangione stated that 4' sumps with iron hoods should be used on all catch basins leading to the subsurface stormwater detention system. Chairman Mangione noted that the hoods are for the detention system, so that garbage does not go into them. Engineer Michael Ott briefly discussed the drainage system.

Commissioner Giovanelli stated that the commission generally has a more detailed performance plan regarding planting maintenance. She added that there should not be any glycosyl products used, consistent with the regulations. Attorney Shansky stated that they could add a note to the plan stating that there would be more robust maintenance. Mr. Chmielewski stated that they would put together a maintenance summary. Commissioner Giovanelli reiterated that no glycosyl products should be used.

Chairman Mangione asked if there were any questions from the public. There were none. A motion was made by Leslie Giovanelli and seconded by Ron Ruotolo to close the public hearing. The motion carried with the vote recorded as follows: Giovanelli, aye; Ruotolo, aye; Perfetto, aye; Ewen, aye; Mangione, aye. The vote was recorded as 5-0 to accept and approve the motion.

After a brief discussion, a motion was made by Ron Ruotolo and seconded by Jim Ewen to accept and approve the proposal for a mixed-use development including construction of an approximately 134,000 sq. ft. mixed use building, subject to the following conditions: 1) A more detailed planting plan and maintenance schedule must be submitted to the Wetland Officer for the record, including language stating that no glycosol products will be used in regular maintenance. 2) All catch basins leading to the subsurface stormwater detention system are required to have a 4-foot sump with a hood to ensure that no debris enters the system. The motion carried with the vote recorded as follows: Ruotolo, aye; Ewen, aye; Giovanelli, aye; Perfetto, aye; Mangione, aye. The vote was recorded as 5-0 to accept and approve the motion.

As there were no additional comments or items on the agenda, a motion was made by Ron Ruotolo and seconded by Jim Ewen to adjourn the meeting. The motion carried with the vote recorded as follows: Ruotolo, aye; Ewen, aye; Giovanelli, aye; Perfetto, aye; Mangione, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant