

# MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, July 28, 2020

Manchester Township Municipal Building  
1 Colonial Drive, Manchester Township, NJ

## REGULAR MEETING MINUTES

Chairperson Middaugh called the Regular Meeting of the Manchester Township Environmental Commission to order with the following statement: "Adequate notice of this meeting has been given in accordance with Open Public Meetings Act. Public Law 1975, Chapter 231. Said notice was advertised in the Asbury Park Press and the Star Ledger."

Time: 5:00 PM

This was followed with the Salute to the Flag.

### ROLL CALL:

Peggy Middaugh	Present
William Cook	Present
William Foor	Present
Rory Wells	Present
David Kiernan	Present
Genevieve Stavalo	Present
Mary Demarest-Paraan	Present

### APPROVAL OF MINUTES:

#### June 23, 2020 Regular Meeting

Mr. Cook made a motion to approve the June 23, 2020 Regular Meeting Minutes, seconded by Mr. Wells.  
**Roll call vote:** Mr. Cook, Mr. Foor, Mr. Wells, Ms. Middaugh, Ms. Demarest-Paraan; yes. Motion carried.

### NEW BUSINESS:

#### Brentwood Estates

Ms. Middaugh: The original proposal was approved last year. They want to expand the development from 14 to 24 units which means they will be taking down more trees.

Mr. Cook: The property is zoned for the proposed use. I think they should have a rain garden or recharge area to prevent runoff into the sewer.

Ms. Demarest-Paraan: On Sheet 6 of 11, they specify 4-5,000K street lighting fixtures. I would like to see dark sky approved lighting 3,000K or less. Lighting that is blue or white compromises vision and affects wildlife, yellow lighting is better for the environment.

Ms. Middaugh: The EIS states they are removing all trees except 5%. In the conclusion it states 0%.

Ms. Middaugh: The application says a variance is needed.

Ms. Foor: Perhaps that has to do with the sidewalks being waived. I may need to recuse myself when this comes before the Planning Board because I live on Wilbur Avenue.

Mr. Foor asked Mr. Wells to bring up concerns at the Planning Board meeting.

Ms. Middaugh: The environmental report states the wildlife can relocate to an area along the highway. I found that so disrespectful to the wildlife. I guess there isn't much we can do other than express our disappointment.

Secretary to send interoffice memo to the Planning Board with the commission's comments.

**Pinelands Notice: Elizabeth Ann Seton Church Addition**

Mr. Foor: This application was approved at the last Planning Board meeting.

Ms. Middaugh: Doesn't look like any increase in impervious coverage or any trees are being taken down.

**Redevelopment Plan – 2132 Route 37; Block 38, Lot 4**

Ms. Middaugh: This property was designated an area in need of redevelopment and this is the redevelopment plan, not a particular development proposal.

Ms. Demarest-Paran: There are some homeowners in the area upset about the potential height of the building and lighting infringement onto their properties. The environmental report states two acres of the property will be preserved for critical wildlife habitat.

Ms. Middaugh: The report states the site is "partially encumbered with environmental constraints, including critical wildlife habitat". What are the other constraints that they left out of the report?

Ms. Middaugh asked if anyone from the public has a comment.

Joe, Manchester Resident: Our property is adjacent to this site. We were notified by the builder that they are proposing a skilled nursing facility and they are awaiting NJDEP approval. Our concerns are that having a 3-story building in our backyards, aside from the unsightliness, will decrease the values of our properties. There will be a 30 foot buffer on the sides, I believe they will be taking down the trees and replacing them with shrubbery. What is the Environmental Commission's role in this process?

Ms. Middaugh informed the resident that the Environmental Commission is an advisory board and they do not have authority to approve applications. She let the resident know he can send a letter about environmental concerns to the NJDEP. He responded that he had.

Mr. Wells: Even though the redevelopment plan was approved, every step along the way also needs approval. It's not a done deal. Thank you for your input and stay engaged in the process.

Mr. Foor: I experienced a similar situation in my neighborhood. My neighbors and I challenged a development and the applicant eventually withdrew their application. You will be formally noticed when this proposal is set to go in front of the Planning Board; I encourage you and your neighbors to actively participate in that meeting.

Ms. Middaugh: In the meantime, I think we should send a note to the Planning Board to ask that the mature trees along the property lines be saved. Mature trees have a different and important ecological impact on the environment. If they are trying to be the best neighbor they can be, maybe they will consider that.

**Redevelopment Plan – 2121 Lake Road; Block 102, Lot 2**

Ms. Middaugh: I heard storage units may be going here. The redevelopment report indicates that is a possibility. My concern is it could be considered a wildlife corridor. All land between Route 530, Lake Road and Lacey Road, is all open space. The wildlife crosses over Lake Road and uses the parcel that goes up to the utility right of way. I noticed there are 50 foot setbacks. Is 50 feet enough to be considered a passageway?

Ms. Demarest-Paran: I guess it could be argued.

Ms. Middaugh: I think we should bring awareness to the fact that it is a wildlife corridor now and it should be best maintained and no way give any variances.

Ms. Demarest-Paran: I would like to see this lot preserved as open space.

Ms. Middaugh: I like that idea. How would we do that?

Ms. Demarest-Paran: There is an Open Space Committee

Mr. Wells: The committee is there to purchase land. I will have to take a look. There aren't any official plans yet for the project either.

Mr. Foor: This redevelopment plan was approved at the Township Council meeting. At the last Planning Board meeting, I requested the item be deferred until we could get comments in, but I was unsuccessful. We can still send comments over.

Mr. Wells: We can ask that they take the passageway into consideration and have contemporary environmental considerations as part of the plan. Perhaps we can make a list of environmental considerations.

Ms. Middaugh: NJDEP passed new stormwater regulations a couple months ago but they don't go into effect for a year.

Ms. Demarest-Paraan: Manchester's stormwater management plan was last updated in 2005.

## **OLD BUSINESS:**

### **Green Amendment**

At the last meeting, the Environmental Commission agreed to support the Green Amendment. Ms. Middaugh asked if the commissioners were interested in having a speaker on the topic at the September meeting. All in favor.

## **MEMBER REPORTS:**

### **Subcommittee Goals**

Mr. Wells and Ms. Demarest-Paraan are working on a project to increase public participation and environmental awareness.

Mr. Wells and Mr. Cook are working on a draft plastics ordinance.

Ms. Middaugh and Ms. Demarest-Paraan are working on an Environmental Commission Ambassadors program.

## **PUBLIC FORUM:**

None

## **ADJOURNMENT:**

There being no further business, on motion by Mr. Wells and seconded by Mr. Foor, meeting was adjourned. All in favor, motion carried.

Time: 6:05 PM

Respectfully submitted,

Lauren Frazee  
Commission Secretary