

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, January 26, 2021
Manchester Township Municipal Building
1 Colonial Drive, Manchester Township, NJ

REGULAR MEETING MINUTES

Chairperson Wells 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: 5:12 PM

This was followed with the Salute to the Flag.

ROLL CALL:

Peggy Middaugh	Present
William Cook	Present
Rory Wells	Present
William Foor	Present
Genevieve Stavallo	Present
Gabrielle Fox	Present

NEW BUSINESS:

2021 Goals & Objectives

- GOAL 1: Continue working with the Manchester Green Team to help promote Sustainable Jersey projects to achieve Silver Certification.
- GOAL 2: Continue to provide timely recommendations to the Planning Board on Development Applications and Areas in Need of Redevelopment.
- GOAL 3: Improve communication and develop a relationship with the Zoning Board of Adjustment.
- GOAL 4: Continue to hold regular educational presentations on topics of public interest at our meetings.
- GOAL 5: Promote recreational use of open space in Manchester and develop a relationship with the Township's Open Space Committee.
- GOAL 6: Educate the community and assist in the implementation of the NJ State Plastics Ban.
- GOAL 8: Review and make recommendations on the Township's Master Plan.
- GOAL 7: Review and make recommendations on the Township's updated Stormwater Management guidelines and continue educating the community on the importance of Green Infrastructure and how it can be implemented.
- GOAL 9: Work with Pinelands Preservation Alliance to organize a Committee to clean up Manchester.

Joint Base McGuire Dix – Energy Conservation Measures

Mr. Wells: The base is doing an assessment in response to recent legislation. They are asking if we have information on environmental impacts. Does anyone have comments?

Mr. Cook: I think we should recommend that they use natural gas, if available, for the proposed generators.

Mr. Foor: My concern is the clearing of trees to accommodate the solar panels.

Ms. Middaugh: That is my concern as well. Bad tradeoff.

Mr. Wells: I didn't see a map in the packet they sent us.

Mr. Wells asked Secretary Frazee to draft a response letter with the comments above and inviting Carl Champion, Installation Environmental Supervisor, to the next meeting to discuss the project in more detail.

Major Site Plan - 2121 Lake Rd.; Block 102, Lot 2

Mr. Wells: This is an application for the development of three buildings, was previously an Area in Need of Redevelopment. We sent comments asking to leave a wildlife corridor.

Mr. Foor: This hasn't come before the Planning Board yet.

Ms. Middaugh: They mention a rain garden. They are calling it that, but it's not a rain garden. There are plantings around the basin. I would like to see a setback so there is a visual barrier.

Mr. Cook: It's called a "screen". I think it's a great idea, especially for that type of building.

Karen Argenti (public): I believe this is a pine snake habitat. Didn't the Pinelands review it?

Mr. Wells: I believe they set traps over the course of two years and haven't seen anything. I didn't see anything negative or anything from the Pinelands Commission.

Mr. Foor: This is not on the next Planning Board agenda.

Mr. Wells: We can revisit this next month.

Mr. Wells asked Secretary Frazee to send a memo to the Planning Board asking for clarification on the rain garden and if the developer would consider a screen to improve the visual appearance from Lacey Road.

OLD BUSINESS:

Major Site Plan – 2132 Rte. 27; Block 38, Lot 4

Mr. Wells: This application is for a 122 bed sub-acute care facility. This lot was also an Area in Need of Redevelopment. It is next to the golf range on Route 37.

Mr. Foor: This application was approved by the Planning Board and Council. Four acres will be deed restricted and they will be adding additional trees. The developer met with the property owners on the abutting lots in Pine Lake Park to smooth over as much as he could. It will bring 65 jobs to town. They also took our recommendation and changed out the LED lighting.

MEMBER REPORT:

None

PUBLIC FORUM:

None

ADJOURNMENT:

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

Time: 6:30 PM

Respectfully submitted,

Lauren Frazee
Commission Secretary