

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, July 27, 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: 5:00 PM

This was followed with the Salute to the Flag.

ROLL CALL:

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

APPROVAL OF MINUTES:

June 22, 2021 Regular Meeting

Mr. Foor made a motion to approve the June 22, 2021 Regular Meeting Minutes, seconded by Mr. Cook.

Roll call vote: Mr. Foor, Mr. Cook, Ms. Stavallo, Mr. Wells; yes. Motion carried.

NEW BUSINESS:

Green Acres Public Hearing

Mr. Foor: The hearing was very under attended. Three councilmen were present. Township Engineer Bob Mullin attended with a staff member who gave a presentation. The rink has gone unused for a long time. There will be a land exchange and the township parking lot will be expanded. I have a copy of the presentation that I can send to you all.

Mr. Wells asked Secretary Frazee to post the presentation on the township website.

Mr. Wells: I spoke to the DPW Director and charging stations came up. The town is planning to utilize the space for more parking and potentially charging stations. I believe this will be a better use of the property.

OLD BUSINESS:

2065 Route 37 – Block 15.01, Lot 44

Mr. Wells: The Planning Board had a special meeting on July 19th to hear this mixed use application; 210 residences and a commercial component. The applicant has approval from the state. The Planning Board

members questioned the applicant quite extensively. The Environmental Commission sent recommendations on this application and the applicant added some green development aspects.

Ms. Stavallo: I wonder what kind of impact this is going to have on the school system.

Mr. Wells: There wasn't an official study done, but they account for about 25 kids going into the school system, not including the 15% affordable housing component.

Mr. Foor: One of the positives is that pervious pavement will be included in the parking lot. They are also considering electric vehicle charging station infrastructure.

Mr. Wells: They got preliminary and final approval for Phase 1 and preliminary approval for Phases 2 and 3, which will have to come back to the Planning Board for final approval.

Brooksbrae Cleanup Followup

Secretary Frazee reported the graffiti on Pasadena Road to the Ocean County Roads Department. Per the Ocean County Engineer's office, fixing the problem will require brainstorming with the township to stop the vandalizing from reoccurring.

Mr. Wells: There is a lot going on in town hall right now with the new mayor, business administrator and police chief. We will keep this on our radar. There needs to be a plan in place. Maybe over the next 6-8 months.

EV Pilot Program / Charging Stations

Mr. Wells: I think we have decided town hall would be the best place to start. I don't think this is a township priority at the moment. The township purchased a couple of vehicles already this year. Hopefully, next year. The town has a large fleet of cars – Department of Public Works, EMS, Police, Senior Services.

Ocean Windmill Project

Mr. Wells: I attended the hearing in Ocean City who is opposed to the windmills. There are 99 windmills proposed in Phase 1, but they are planning a couple thousand. There was a national expert and author of *Apocalypse Never* there who spoke strongly against the windmills. He argued that nuclear and natural gas is better than wind, since wind stops blowing. There is a presentation online, I will send it to the secretary to pass on to the members. Denmark did something similar and everyone's electric bill shot up 2-5%. Not many people know the cons. The taxpayers and the government will also be responsible for potential damage to the infrastructure, not the company. I will keep reporting on this. It will affect everyone in the state by way of increased utility bills. The project is moving fast and it should be slowed.

MEMBER REPORTS:

Mr. Cook announced his resignation from the Environmental Commission. He stated he has really enjoyed being part of the commission and has learned a lot. He plans to remain a part of the Zoning Board of Adjustment and will keep in touch on upcoming projects the commission should be aware of.

Mr. Wells thanked Mr. Cook for his service to the township.

Mr. Foor: Awhile back, they clear cut the property on Brentwood Avenue for the development going there. A resolution was passed to fine the applicant \$7,500. Councilman Wallis voted against the ordinance as he thinks the find should be higher and suggested the commission should provide a recommendation to elevate the cost. The cost of the tree removal would have cost more. It was done very sketchily done in my opinion. I will pull the code out.

Mr. Wells asked Secretary Frazee to send an interoffice memorandum to the mayor and council that the commission recommends the maximum fine be increased substantially based on the amount and maturity for tree removal violations.

Mr. Foor: The action item that I had from the June meeting was to research the enforcement procedures for noncompliance with maintaining basins. What I found was twofold. Up until completion of the project, the performance bond from the contractor would be withheld until the required maintenance was completed. After completion of the project, Code Enforcement has the tools and responsibility to ensure that maintenance is properly performed.

Mr. Cook: During construction silt can get into the basin. There should be something in effect to maintain percolation rate.

Mr. Wells: There has been a sewage issue in Pine Lake Park. DPW is making rounds.

Mr. Wells shared Ms. Middaugh's member report since she was unable to attend the meeting:

"On July 7th Rory and Peggy attended a meeting with Joe Veni from Manchester DPW who is our Green Team Chair. We are working with him to get points to move Manchester from Bronze to Silver status. Also present at the meeting were Gary Sylvester, Director of Construction and Land Use and Roger Kleimisch, Manchester resident with a background in implementing energy efficiency programs working with the utilities. Among other topics, I will be working with Roger on community outreach for the NJ Green Energy program. and looking into tree related activities.

Ocean County recently announced a major overhaul to its recycling program. I'd like to suggest that we hold another Recycling Forum, similar to what we did a few years ago, to inform residents about the changes and answer questions"

PUBLIC FORUM:

None

ADJOURNMENT:

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

Time: 5:50 PM

Respectfully submitted,

Lauren Frazee
Commission Secretary