

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, May 25, 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: 5:05 PM

This was followed with the Salute to the Flag.

ROLL CALL:

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

APPROVAL OF MINUTES:

April 27, 2021 Regular Meeting

Mr. Foor made a motion to approve the April 27, 2021 Regular Meeting Minutes, seconded by Ms. Middaugh.

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

NEW BUSINESS:

141 Office Park – Block 109, Lot 5

Ms. Middaugh: The property is on Route 539 across from Cedar Glen Lakes.

Mr. Wells: This is on this week’s Zoning Board agenda.

Ms. Stavallo: The development is very large. There are 400 parking spaces, I believe.

Mr. Foor: This is the first step in the process for a use variance. If it is approved, the applicant will submit a preliminary and final site plan.

Pleasant Plains Gun Club

Mr. Wells: The property owner was cited for doing work without permits and taking trees down. We received a letter from the Pinelands Commission that indicated two of the three issues were resolved - the trees and the shed. If they wish to keep the stone driveway, they need a permit which requires them to submit a stormwater plan.

Ms. Middaugh: The letter states a majority of the trees remain alive. How can we follow-up on this?

Mr. Wells: I will check into this.

3858 Ridge Avenue – Block 66, Lots 1 & 2

Ms. Middaugh: They are using practically every square foot for parking for a retail development. One lot is totally treed. It will really change the character of the area immensely. I think we should ask for permeable pavement and infrastructure for electric vehicle charging stations in the parking lot. I didn't see an environmental impact statement. Is it too soon to comment on threatened and endangered species?

Mr. Foor: As soon as that information is available to us, we should comment. The Planning Board works a little differently than the Zoning Board of Adjustment. A lot of times variances and site plans are bifurcated.

Karen Argenti, resident: Regarding the gun club, are they proposing electricity and water in the structure. It's 572 square feet. Maybe look into that. It would be helpful if a description of these projects was on the agenda.

Robert Craig Hubbard, 5 Haddington Lane: This property has a long history. Lot 1 is heavily forested. Lot 2 is the one with chicken coops and has a long list of code violations which have not been rectified. For some background, in 2005 there was a base realignment which resulted in a two-mile buffer for military operations.

Mr. Wells: Are you suggesting the base itself has a reason to deny this application?

Robert Craig Hubbard: My concern is if the variance is approved and JBMDL can't offer training, the state loses 71,000 jobs. I will be attending the Zoning Board meeting.

On motion by Ms. Stavallo and seconded by Ms. Fox, an interoffice memorandum with the Commission's comments on 3858 Ridge Avenue will be sent to the Zoning Board of Adjustment.

Roll call vote: Ms. Stavallo, Ms. Fox, Ms. Middaugh, Mr. Wells; yes. Mr. Foor abstained. Motion carried.

OLD BUSINESS:

Brooksbrae Cleanup

Mr. Wells: The cleanup is tentatively scheduled for Friday, June 18th from 3-7pm with a rain date of Saturday, June 19th. We have a list of volunteers started.

Ms. Fox: I visited the site, it is pretty polluted with plastic garbage. I can meet with Barnegat Bay Ambassador Emily beforehand.

Mr. Wells: Maybe we can have a zoom call on the Monday or Tuesday before.

Ms. Middaugh: Do we have a flyer?

Ms. Fox: I can create one and send it to you all.

Mr. Wells: We will need to send it to the mayor for review and approval before distribution.

2065 Highway 37 – Block 15.01, Lot 44

Ms. Middaugh: We commented on this last month. The applicant's proposed pine snake mitigation plan is for them to travel 25 miles away to their new habitat, which is unrealistic. I think we should mention this in our memorandum to the Planning Board. Rhyen forwarded a 48-page research paper on pine snakes which should be passed on as well. There is a similar proposed mitigation plan for the Jaylin Properties project which is nearby.

Electric Vehicle Pilot Program

Ms. Middaugh: Last week Sustainable Jersey put out an Electric Vehicle resource kit. I will send it to Lauren to pass on the commissioners.

Mr. Wells: I will have an update on the pilot program next month.

Rain Garden Project

Mr. Wells: Boy Scout Michael Hudak spoke to Chris Obropta at Rutgers and obtained the plans for the rain garden at the Ocean County Library. We will be getting in touch with the Manchester Department of Public Works this week. If the library agrees, we can set up a timeline. More on this at the next meeting.

MEMBER REPORTS:

Pinelands Commission Appointments

Ms. Middaugh: Pinelands Preservation Alliance (PPA) is urging the Governor to take action to fill the four vacant seats on the Pinelands Commission. On the PPA website, there is a sample letter to the governor that New Jersey residents can personalize and send.

NJ Clean Energy

Ms. Middaugh: I encourage you all to visit NJCleanEnergy.com. There is a section called Charge Up New Jersey about EVs, and Rebates and Incentives. It is a very useful resource.

Proposed Wind Mill Farm

Mr. Wells: I reached out to a professor at the University of Delaware to see if he would be interested in attending one of our meetings to educate us on wind mill farms. He hasn't gotten back to me yet. Peggy, you mentioned you might be able to come up with a couple of names. Can you send those to me?

Ms. Middaugh: Yes, one is from Rutgers and one is from Stockton.

Mr. Wells: You know my position, I have concerns. I watched a movie called Tenet, a mind-bender, about time travel. A couple of scenes in the movie showed these giant wind mill farms in the ocean, each one about 900 feet high above water. There's a plan to put in around 99 off the coast of the jersey shore. The power source would come from the windmills and lines would be run through Ocean County.

Governor Murphy is really fast tracking this. Some of the elected officials I have spoken with are not opposed, but think it is moving a little fast. If Murphy gets re-elected, I think this will happen pretty quickly.

PUBLIC FORUM:

None

ADJOURNMENT:

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

Time: 6:35 PM

Respectfully submitted,

Lauren Frazee
Commission Secretary