

# MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, July 26, 2022

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

## REGULAR MEETING MINUTES

Chairperson Fox 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: 6:00 PM

This was followed with the Salute to the Flag.

### ROLL CALL:

Gabrielle Fox	Present
William Foor	Present
Karen Argenti	Present
Dina Newbert	Present
Genevieve Stavallo	Present

### APPROVAL OF MINUTES:

#### June 28, 2022 Special Meeting Minutes

Mr. Foor made a motion to approve the June 28, 2022 Regular Meeting Minutes, seconded by Ms. Fox.

**Roll call vote:** Ms. Fox, Mr. Foor, Ms. Newbert, Ms. Argenti; yes. Ms. Stavallo abstained due to being absent. Motion carried.

### PRESENTATION:

#### 2020 JBMDL Integrated Natural Resource Management Plan (INRMP)

The Commissioners invited JBMDL's Catherine Brunson, NEPA/EIAP Project Manager, Mark Stevenson, Asset Chief, and their project team to attend this meeting to discuss the base's *Description of the Proposed Action and Alternatives for the Environmental Assessment and 2020 INRMP*. The commission received a copy of this report back in March of 2022.

Being a former employee of the base, Mr. Foor recused himself from the dais.

In accordance with the National Environmental Policy Act (NEPA) of 1969, the purpose of the INRMP is to "manage on-site natural resource projects in support of sustained biodiversity and environmental quality while ensuring safe and successful on-base military missions" over a five-year period. The report is updated annually to identify new management measures. The Environmental Assessment and analyses of each alternative are ongoing at this point in time. Once complete, their findings will be released to the public, by way of posting in the Ocean County Library and sharing with interested organizations.

Ms. Argenti expressed concern about the loss of trees noted in some of the alternatives. Mr. Stevenson responded that once they have all the facts and analyze all impacts, they can make the best decision. There isn't proposed tree thinning in the Manchester section of the base. The area is 42,000 acres and is not fenced in. There is a hunting and fishing section, and they work closely with New Jersey Fish & Wildlife.

Ms. Argenti asked Ms. Brunson if she can provide "Appendix A" referenced in the report. Ms. Brunson responded yes, she will email it.

Ms. Argenti asked if a map with named streets can be provided. Mr. Stevenson responded that may be possible.

The Commissioner's thanked Ms. Brunson and Mr. Stevenson for attending their meeting and providing clarity on some of their concerns surrounding the project.

## **NEW BUSINESS:**

### **Hurricane Bridge Replacement – Structure No. 1518-012**

The Commissioners are concerned about the effect of construction on the local waterways. Ms. Fox also expressed concern about the resulting traffic. They look forward to reviewing the Stormwater Management Plan when it becomes available.

### **Major Site Plan – Block 72.01, Lot 9**

The Commissioners received a letter from Colliers Engineering, the Township and Planning Board engineer, deeming the applicant's application incomplete. Mr. Foor advised he will keep the other members apprised as information becomes available.

### **Pinelands Notice – Inspire-NJ; Block 113, Lot 8**

Approvals not in place yet; no comments.

### **Pinelands Notice – G. Pauza; Block 99.85, Lot 30**

Residential alternative design septic system permits; no comments.

## **OLD BUSINESS:**

### **GT Jackson Properties - Hangar Road, Block 69, Lots 1.02-1.09 – Use Variance**

The GT Jackson Properties Use Variance application was pulled from the previous Zoning Board of Adjustment meeting and moved to this Thursday, July 28, 2022 at 6:30 pm. The application is bifurcated; site plan approval will take place separately. Mr. Foor suggested the commission take a stance and submit an interoffice memorandum to the Board in support of the area as a residential community and ask that they consider leaving the property as such. The Commissioners are in agreement. Ms. Argenti commented if the variance is granted, it would likely result in an increase in impervious coverage.

**MEMBER REPORT:**

**Ms. Newbert's Report**

Ms. Newbert created a 2022 project status spreadsheet to be updated on an ongoing basis. Ms. Argenti said the report can serve as an annual report at the end of the year.

**Ms. Fox and Ms. Argenti's Report**

Ms. Fox and Ms. Argenti attended the Save Barnegat Bay Rain Barrel Workshop held on July 25, 2022 at Town Hall. There was a great turnout and Ms. Argenti gave the opening speech.

**Mr. Foor's Report**

**Manchester Open Space**

The township recently purchased 16.8 acres of land on Route 70 and Hilltop Drive for under \$50,000.00 to be preserved as open space.

**Possible Area in Need of Redevelopment (ANR) - Block 62, Lots 30 & 31.01**

The property is located behind the Renaissance community. The determination is scheduled for the August 15, 2022 Planning Board meeting. Even though the land was already approved for 300+ senior houses 10+ years ago, the property still meets the criteria of an ANR since it has been sitting for 10 years.

**PUBLIC FORUM:**

**Anthony Straniero, 74 Drayton Road, Renaissance**

Mr. Straniero would like to see a large buffer between the proposed ANR site and Renaissance properties, if development should occur. Mr. Foor responded that the contractor met directly with Renaissance and is amenable. Mr. Foor suggested Mr. Straniero bring his concerns to the Renaissance HOA, and attend the Planning Board meeting on August 15, 2022.

**ADJOURNMENT:**

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

Time: 7:00 PM

Respectfully submitted,

Lauren Frazee  
Commission Secretary