

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, June 28, 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: 6:10 PM

This was followed with the Salute to the Flag.

ROLL CALL:

Gabrielle Fox	Present
Peggy Middaugh	Present
William Foor	Present
Karen Argenti	Present
Dina Newbert	Present
Genevieve Stavallo	Absent

APPROVAL OF MINUTES:

May 24, 2022 Special Meeting Minutes

Ms. Argenti made a motion to approve the May 24, 2022 Regular Meeting Minutes, seconded by Ms. Middaugh.

Roll call vote: Ms. Middaugh, Ms. Fox, Mr. Foor, Ms. Newbert, Ms. Argenti; yes. Motion carried.

PRESENTATION:

Peggy Middaugh's Resignation

Mayor Robert Hudak was in attendance to present Ms. Middaugh with a Certificate of Appreciation for her years of service.

Mayor Hudak: Peggy has been a passionate and dedicated volunteer of the Environmental Commission for nearly 6 years; serving as Chair for many of those years and is currently serving as Vice Chair in 2022. The Commission was not very active when she joined in 2017, and only meeting quarterly. After being elected Chair, Peggy brought the commission “back to life” and they began meeting monthly, focusing on community outreach, and reviewing and providing commentary on major Applications for Development for the Planning and Zoning Boards, holding educational presentations for residents, and assisting the township in updating Manchester Township’s Natural Resource Inventory.

As a result, the commission has gained a bigger community following over the years, and has created good working relationships with organizations such as Save Barnegat Bay, JCP&L and Pinelands Preservation Alliance. Developers have become much more receptive to the commission’s suggestions for incorporating environmentally friendly alternatives, such as green infrastructure. The overall sensitivity to the environment seems to be improving in Manchester.

Mayor Hudak thanked Ms. Middaugh for her service.

NEW BUSINESS:

Pinelands Cert. of Filing – J. Jerman, Block 99.114, Lots 5&6

Ms. Fox: This is regarding two residential lots in Whiting in which they plan to build houses. No comments.

Pinelands Cert. of Filing – Ocean County Park

The Commissioners have concerns about nearby wetlands. They will invite a representative from Ocean County to give a presentation on the construction of the new park.

Pinelands Septic Notice – Block 99.85, Lot 30

No comments

Ordinance #22-15 EVSE and Make Ready Parking Spaces

Mr. Foor: The numbers within the Manchester ordinance are consistent with the State statutes. I believe this is a step in the right direction. The ordinance can always be modified in the future.

Ms. Middaugh: There are three types of charging stations: Level 3-fast, Level 2-medium, Level 1-slow. There are different adapters needed.

Mr. Foor: All three are referenced in the ordinance.

Ms. Newbert: I spoke to somebody using the charging station in South Toms River. He said it takes about two hours to fill up his car and that it's expensive.

Ms. Middaugh: Some take only 30 minutes. I think they are planning for Level 2 here. You can fill up your tank while you work. In the EV world, you don't necessarily have to fill the tank every time. In general, electric is about half the cost of gas. With gas prices how they are, maybe even more efficient.

Whiting Commons

Ms. Argenti: This project was approved by the Planning Board.

Mr. Foor: No action needed – just minor changes. Construction is still far off. They still need permits, etc.

Ms. Fox: The development will include a Starbucks, Jersey Mikes and a restaurant.

Ms. Middaugh: Dominos, I believe.

Use Variance – Ridgeway/Hangar Road-Block 69, Lots 1.02-1.09

Mr. Foor: These are R-40 zoned 1 acre lots. The applicant would like to put two warehouse/office building with over 400 parking spaces. I strongly encourage participation in the July Zoning Board of Adjustment meeting. The applicant will provide evidence and the board will assess the positives and negatives of granting the use variance. I'm not sure if there are wetlands on the properties.

Ms. Fox: I didn't see any. The lots back up to nice single family homes.

Ms. Argenti: The applicant mentions two raingarden basins. There is no such thing.

Mr. Foor: This application is bifurcated; the use variance and site plan are separate approvals. The only environmental impact I see is they will be taking down trees. It appears they will be clear-cut according to the plot plans.

OLD BUSINESS:

JBMDL Integrated Natural Resource Management Plan (INRMP)

A JBMDL representative will attend the next Environmental Commission meeting on July 26, 2022 to make a presentation about the INRMP project and to answer any questions the commissioners may have.

Brooksbrae Cleanup

Ms. Fox: The cleanup was a success. There was a lot less garbage than last year.

Ms. Argenti: I would say 5-10 bags of garbage and an old mattress.

MEMBER REPORT:

Ms. Newbert

Ms. Newbert suggested the commission keep a running project spreadsheet to track progress, status, concerns, correspondence, etc. regarding each project EC reviews. Ms. Newbert offered to keep the spreadsheet updated.

Mr. Foor

Mr. Foor: I was told by the Planning Board engineer the NRI will be part of the updated Master Plan. The Master Plan Committee has still not met yet; hopefully soon.

PUBLIC FORUM:

None

ADJOURNMENT:

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

Time: 7:00 PM

Respectfully submitted,

Lauren Frazee
Commission Secretary