

**MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION**

Tuesday, August 23, 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:**

**July 26, 2022 Meeting Minutes**

Mr. Foor made a motion to approve the July 26, 2022 Regular Meeting Minutes, seconded by Ms. Fox.

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

**ELECTION OF VICE CHAIRPERSON:**

Ms. Fox nominated Ms. Argenti to serve as Vice Chairperson for the remainder of 2022, seconded by Ms. Newbert.

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

**NEW BUSINESS:**

**Ocean County Park Public Hearing**

The Commissioners received notice that a public hearing for the new county park will be held at the Ocean County Library in Manchester on September 8, 2022 at 7:00 PM. Joseph Pirozek, Ocean County’s Chief of Land Acquisition & Design will attend the Commissioner’s September meeting to give a presentation and answer questions about the park.

**Pinelands Notice – InspireNJ – Block 113, Lot 8**

Ms. Fox said the Pinelands Commission is handling the septic issue on the property. Ms. Stavallo stated she has seen advertisements for the business opening.

**Pinelands Notice – East Coast Pallets – Block 72.01, Lot 14.03**

The Commissioners received a copy of the violation notice at Block 72.01, Lot 14.03. The owner of the property has done work over the years without proper authorization. Mr. Foor stated he remembered feeling sorry for the property owner when the issue came to a Planning Board meeting because the applicant didn't realize he had done anything wrong. Mr. Foor said he doesn't think this issue will come back to the Planning Board again, but he will check with the board secretary.

**Pinelands Notice – J. Jerman – Block 99.114, Lot 5.01**

The Commissioners received notice of a public hearing on September 15, 2022 at 2:00 PM in regard to the residential septic system due to the seasonal high water table requirements. Mr. Foor stated Mr. Jerman has a history of buying and building on undersized lots. Ms. Fox noted some of the houses in Whiting have above ground septic systems.

**OLD BUSINESS:**

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

Ms. Argenti drafted a memorandum to the Zoning Board of Adjustment in response to the engineer's letter requesting further justification of the Commission's original comments expressing concern about additional stormwater runoff, should the board approve the use variance for the property to be used for commercial use. Secretary Frazee to send the response memorandum to the board once finalized and prior to the Zoning Board meeting on Thursday, August 25<sup>th</sup>.

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

Mr. Foor advised that the Area in Need of Redevelopment Preliminary Investigation was approved at the last Planning Board meeting, as the property met all of the legal requirement to designate the area as such. Mr. Foor also noted the contractor had an impressive presentation and is looking to expedite the process. The next step in the process is the Redevelopment Plan.

Ms. Argenti noted that there are wetlands on site and tree removal should be limited. The commissioners will make appropriate comments on the site plan, once put forth.

**MEMBER REPORT:**

**Ms. Newbert's Report**

**New Project Tracking Log** – Ms. Newbert created a log to track projects reviewed by the Commission and respective statuses. The Commissioners decided the document will be for their use.

**Ms. Stavalo's Report**

**Possible Cleanup at Heritage Minerals Site** – Ms. Stavalo said the site has become a NJ attraction, attracting visitors from other towns and out-of-state, resulting in an overwhelming amount of litter, including large items like couches and other furniture on site. She would like to organize a cleanup and involve the Department of Public Works to supply a dumpsters. Ms. Stavalo also noted there are frequent parties there with music blasting all hours of the day and night.

Ms. Argenti suggested involving the U.S. Army since it is such a big undertaking.

Mr. Foor said the last time he spoke to John Pagenkopf of Hovnanian, the remediation of heavy metals was in the final stages and Hovnanian expects clearance from the state of NJ, which has very stringent remediation regulations.

**Mr. Foor's Report**

**Planning Board Status Sheet** – Mr. Foor said Planning Board Secretary Amanda Kisty created a summary sheet to keep track of applications, including status updates, that he will share with the Commissioners. He noted that Ms. Kisty did a phenomenal job on it.

**PUBLIC FORUM:**

No public comment.

**ADJOURNMENT:**

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

Time: 7:15 PM

Respectfully submitted,



Amanda Kisty on Behalf of Lauren Frazee  
Commission Secretary