

**MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION**

Tuesday, September 27, 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	Absent
Karen Argenti	Present
Dina Newbert	Present
Genevieve Stavallo	Absent

**APPROVAL OF MINUTES:**

**August 23, 2022 Meeting Minutes**

Ms. Argenti made a motion to approve the August 23, 2022 Regular Meeting Minutes, seconded by Ms. Newbert.

**Roll call vote:** Ms. Fox, Ms. Newbert, and Ms. Argenti; yes. Motion carried.

**NEW BUSINESS:**

**Former Getty Gas Station**

The Commissioners received a letter from AnteaGroup Dated August 30, 2022 regarding Former Getty Station #00523; 1741 Route 37 East; Enclosure- Biennial Certification Monitoring Report for a Ground Water Classification Exception Area. Upon review of the document, the members agreed that they were not really familiar with the process. They agreed that they would need to find out more information regarding what the normal levels of substances referred to in the report prior to casting any opinion on the matter. The Commissioners said that they will keep track of the reports due to the concerns about the public drinking water in the area, but did note that all citizens in Pine Lake Park are hooked up to city water.

**Pinelands Notice – Whiting Storage – Block 90, Lot 15**

Secretary, Amanda Kisty, gave a little background on the situation, as she is also the Code Enforcement Officer for the Township and the Planning Board Secretary. She explained that the Pineland’s Commission is concerned about this property do to the re-grading and land disturbance caused by the property owner transferring soil from their project at 2121 Lake Rd, which is a new Public Storage Facility. They did not make application to the Township, the Pineland’s Commission, the Ocean County Planning Board or the

Ocean County Soil Conservation District prior to doing the work. The Pineland's Commission is voiding all zoning and building permits and requiring that the property owner return the land to its undisturbed state. The Commissioners were satisfied with this explanation and the decision by the Pineland's Commission.

**Pinelands Notice – Inspire NJ—“The Barn” – Block 113, Lot 8**

The Commissioners did not have any comments about the septic system proposed at the site. They are satisfied with the Pineland Commission determination, but did note that they are in agreement with the proposed/approved use of the property.

**Review of Upcoming Planning Board Applications**

The Commissioners had no comments pertaining to the Planning Board Applications scheduled for the October 3, 2022 meeting.

**OLD BUSINESS:**

None

**MEMBER REPORT:**

**Ms. Newbert's Report**

**New Project Tracking Log** – Ms. Newbert sent the updated spreadsheet around that included comments from the Commissioners about different topics that came up.

**Ms. Argenti's Report**

Ms. Argenti went to the Zoning Board of Adjustment Meeting and spoke up about the Hangar Rd. Application, which is case# 22-06, GT Jackson Properties, LLC, Block 69, Lots 1.02-1.09, located in the PR40 zone on Hangar Rd & Ridgeway Rd. She reported that the application for a Use variance for Office Use to construct two, two-story office buildings totaling 50,000 SF each was denied. There was a large traffic study done that was present to the Board.

Ms. Argenti also reported that she had a conversation with John Hopkins regarding the clean-up of Heritage Minerals. Mr. Hopkins told her that the owner is taking care of the clean-up.

**PUBLIC FORUM:**

No public comment.

Pineland's presentation carried to the next meeting on October 25, 2022.

Ms. Argenti remembered that she went to a meeting at the Ocean County Library about the new proposed County Park. She said that many of the residents from River Pointe were upset about the potential threat of increased traffic, how close it comes their property and parking. The use of the property is being changed from strictly conservation to conservation and recreation.

Ms. Fox commented that another issue that may come up with new park is the disruption of the current deer habitat. She asserted that we have a significant deer problem as it is and that would be disturbing another one of their habitats causing them to run out into the road and surrounding properties. She opined that they need to put up a fence to keep the deer in the 30 allotted acres.

**ADJOURNMENT:**

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

Time: 7:02 PM

Respectfully submitted,



Amanda Kisty  
Commission Secretary