

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, November 22, 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.

OATH OF OFFICE administered to Mr. Christopher Blaine for appointment to the Commission for a term expiring December 31, 2022.

ROLL CALL:

Gabrielle Fox	Present
William Foor	Present
Karen Argenti	Present
Dina Newbert	Present
Genevieve Stavalo	Present
Christopher Blaine	Present

APPROVAL OF MINUTES:

September 27, 2022 Meeting Minutes

Ms. Argenti made a motion to approve the September 27, 2022 Regular Meeting Minutes, seconded by Ms. Newbert.

Roll call vote: Ms. Fox, Ms. Newbert, Mr. Foor, Ms. Stavalo, Christopher Blaine and Ms. Argenti; yes. Motion carried.

NEW BUSINESS:

Designation of Committee member to review/attend Ocean County Environmental Commission Meetings

Ms. Newbert was chosen to attend the next meeting of the Ocean County Environmental Commission and from this point forward, they will attend on a rotating basis.

Discussion of the Environmental Impact Statement for proposed Lennar project on Cherry Street and Lacey Rd. B: 109m L: 14.01-14.02, 15.02

Ms. Argenti said that she will do a report based on her review of the EIS for the Cherry street/Lacey Rd. project and she will circulate for everyone prior to the meeting. The project is proposing 96 apartments and three residential dwellings on Cherry St. in Whiting. Commission Secretary reminded the Board that they will have to vote at the next meeting on whether all the necessary information is in the EIS. They discussed the

number of units and whether they would be age restricted. Mr. Foor asked to get a copy of the plans. Commission secretary said she would send it over.

Review of Pinelands Correspondence regarding Sam Tuma of KST Contracting: Block 68, Lot: 3, 4043 Ridgeway Rd.

The Board said that this is a very old project and they had no comments regarding the same.

Review of Pineland Correspondence regarding Mordechai Eichorn project at Ridgeway & South Chapel Roads in both Manchester and Jackson Township

Mr. Foor said that Manchester would be providing a sewage line tie, not water. The developer was supposed to pay for that. He was not sure what the status was. He said that the last ordinance, in accordance with his recollection, removed approval of this agreement. Ms. Fox wanted to know who pays for the sewage treatment in an agreement like that.

Review of Department of Environmental Protection Correspondence regarding the Ocean County Landfill's application for Renewal of Solid Waste Facility Operating Permit

Ms. Argenti stated that the Ocean County Landfill is the cleanest landfill she has ever seen. Mr. Foor said that they use falcons to keep the seagulls away. The Commission is in favor of the renewal and has no objection. Ms. Argenti said it is run by a privately owned company and Mr. Foor said that they give tours all the time. Ms. Fox and Ms. Newbert said that they would be interested in taking a tour.

Review of Pinelands Correspondence dated 11-15-22 regarding the Inspire NJ project, "The Barn", located at B: 113, Lot: 8

The Commission had no feedback on this correspondence. Ms. Newbert stated that The Barn was handing out Thanksgiving dinners. Ms. Fox said that no one is allowed inside yet.

Review of Pinelands Correspondence regarding Mr. Wlaczvk's project located at B: 79, L: 21

Ms. Fox felt that fines would be appropriate in this matter. Ms. Argenti said they will have to remove structures. The Commission felt they had nothing to act on and no real comments to provide.

OLD BUSINESS:

None

MEMBER REPORT:

Ms. Argenti's Report

Ms. Argenti presented the Pineland's PowerPoint presentation she provided the commission members for their review. The presentation went over Storm Management regulation in New Jersey and recent Amendments to the Pinelands Comprehensive Management Plan. The presentation went through facts about the Pinelands, the initial steps toward stormwater management in the Pinelands in 1980, different types of waterborne pollution, problems with motor vehicle surfaces, issues with chemically treated lawns, stormwater flooding prevention,

the effect of climate change on stormwater runoff, lessons learned from research, new green infrastructure requirements, off-site mitigations requirements, other stormwater rules, etc.

Ms. Argenti thought it would be a good idea to adopt an ordinance in correlation with the Pineland's regulation for the entire town, not just those affected by Pinelands regulation. She wants to concentrate on letting stormwater be absorbed where it lies, not drained somewhere else, causing a flood and she wants to make sure the Township is keeping trees.

Ms. Argenti said there are no more basins. For every certain amount of acres, they would need to install green infrastructure. She also stressed that smaller projects will now need to provide stormwater remedies. All properties need to remove 65% of the nitrogen from stormwater.

Ms. Argenti wants to work on a set of rules for new developments including but not limited to limited site disturbance, runoff prevention, planting of native plants, etc.

Ms. Fox confirmed they decided the December 27th date was good for the Environmental Commission meeting.

No other reports.

Bill Foor had no Planning Board updates.

PUBLIC FORUM:

No public comment.

ADJOURNMENT:

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

Time: 7:05 PM

Respectfully submitted,



Amanda Kisty
Commission Secretary