

## MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, February 28, 2023  
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: 6:11 PM

This was followed with the Salute to the Flag.

#### ROLL CALL:

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

#### APPROVAL OF MINUTES:

##### January 24, 2023 Re-Organization Meeting Minutes

William Foor made a motion to approve the January 24, 2023, Re-Organization Meeting Minutes, seconded by Dina Newbert.

**Roll call vote:** Ms. Argenti, Mr. Foor, Ms. Newbert and Mr. Blaine; yes.

Ms. Fox-Absent

Ms. Stavallo- Abstain

Motion carried.

##### January 24, 2023 Regular Meeting Minutes

William Foor made a motion to approve the January 24, 2023, Regular Meeting Minutes, seconded by Dina Newbert.

**Roll call vote:** Ms. Argenti, Mr. Foor, Ms. Newbert and Mr. Blaine; yes.

Ms. Fox-Absent

Ms. Newber-Abstain

Motion carried.

#### NEW BUSINESS:

##### Community Solar Project question and answer session- Ali from Solstice

Discussion about the solar program for solar panels at the Ciba Geigy site postponed until next meeting.

##### Discussion of Ordinance to Amend Code 313-25- Properties and Storefronts, Vacant and Abandoned

Ms. Kisty explained that there is currently an ordinance in place that requires that all vacant, bank-owned properties in Manchester be registered with the Township. She maintains that list and it would not be too much of a lift to add the existing and future vacant storefronts to that list. A memo had gone to the Chief Code Enforcement Officer and the Director of Land Use and Planning regarding the process of adding this to the existing code.

Motion to propose to the Council to instate this addition to the Vacant Property Ordinance in Manchester made by Ms. Stavallo, seconded by Ms. Newbert.

**Roll call vote:** Ms. Argenti, Mr. Foor, Ms. Newbert, Ms. Stavallo and Mr. Blaine; yes.

Ms. Fox-Absent

Motion carried.

##### Discussion of the Pinelands Community Meeting (Dina Newbert)

Ms. Newbert reported that there were 25 people that attended, and the meeting was about community outreach. They want to get more people involved and to be a resource and a tool for all the counties in NJ. It was asserted and predicted that if development in NJ continues at its' current rate, by 2040, all developable land will be developed. This situation might cause more zoning changes to allow for more development. They said that most people are not aware of zoning laws.

Jason from the Pinelands wants Ms. Newbert to send a synopsis of the steps taken to get the warehouse proposal in Manchester turned down.

A landscape makeover over plan was also discussed. It deals with stormwater management and has been very successful.

The Pinelands really stressed that they want more people to start receiving their "action alerts."

**PB-2022-11-Marble Arch Homes Application before the Planning Board**

Ms. Kisty update the Commission and let them know that the applicants are talking with the Administration and Council to see if an amendment to the application to avoid a warehouse or self-storage is feasible. It will not be scheduled for the March meeting.

**Resolution 023-117 Moratorium on Offshore Wind**

Ms. Argenti explained that wind projects are having a large impact on Barnegat Bay and that no one seems to be mitigating that. The dredging done to install these wind projects stirs up the minerals, eel grass and sediment.

Ms. Argenti concluded the discussion so that more of the members could read the information more thoroughly and discuss it at the next meeting.

**OLD BUSINESS:**

**Review of the updates made to the website and any further requests for updates and events to be added**

The commission plans to look at other Towns' websites, organize the documents (members will go through them), put together an other resources section, prepare a frequently asked questions section, add an education section with links to information from environmental resources, prepare a "Did you know?" section, replace the Goals and Objectives on the page, and Ms. Kisty will talk to AI from Public Works about organizing a clean-up with the Scouts.

**Updates on Cherry Street and Lacey Rd. B: 109 L: 14.01-14.02, 15.02.- Scheduled to heard at the March Zoning Board Meeting**

Ms. Argenti will attend the Zoning Board of Adjustment meeting if it is on the Agenda.

**MEMBER REPORT:**

**Mr. Foor-None**

**Ms. Newbert-None**

**Ms. Stavalo-None**

**Mr. Blaine-None**

**Ms. Argenti-** Explained about the City Nature challenge that she is participating in. The contest is from the last week in April to the first week in May and you would go around and take pictures of nature and upload to I-Naturalist App. It is a species identification App.

She said that if they share it on the website the Township has to sign up for it and they would have to check with the Township attorney for liability purposes. Ms. Argenti said she would do a write-up of the NY Times article.

**PUBLIC FORUM:**

Councilwoman Zolezi was present and discussed her Environmental background with the Commissioners. She expressed her desire to be a liaison to the Council for the Environmental Commission. The commissions and the Councilwoman discussed a multitude of Environmental concerns including the Ciba Geigy property and the settlement associated with it, how zoning ordinances and the Master Plan curb development and the Town's new 4H organization.

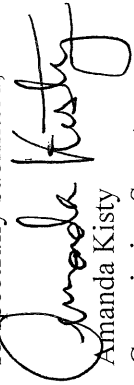
The Public portion was concluded.

**ADJOURNMENT:**

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

Time: 7:10 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amanda Kisty". The signature is written in a cursive style with a large, looped initial "A".

Amanda Kisty

Commission Secretary