

# MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, January 24, 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	Absent
William Foor	Present
Christopher Blaine	Present

### APPROVAL OF MINUTES:

#### December 27, 2022 Meeting Minutes

Mr. Foor made a motion to approve the December 27, 2022 Regular Meeting Minutes, seconded by Ms. Newbert.

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

### NEW BUSINESS:

#### Updates desired for the website

Ms. Argenti asked for the projects to separate from the documents, the meeting dates and members to be updated and to ask IT to add a link to the Environmental Commission Section of the Township Ordinance for quick access. Secretary said she would handle it and review the website.

#### Discussion of the Report prepared by Karen Argenti regarding the Environmental Impact Statement for proposed Lennar project on Cherry Street and Lacey Rd. B: 109 L: 14.01-14.02, 15.02.

Mr. Foor stated that at the last Council meeting they said that this project may be reconsidered. He asked the Secretary to ask about it and let them know. She agreed.

Ms. Argenti went through the questions she prepared for the Developer as follows:

Questions to the developer from the Environmental Commission on the EIS

1. Where is the information required by the ordinance concerning what is to be done and how?
2. Where are the alternative plans that are deemed practicable to achieve the object of the project?
3. Since the reason for alternative plans in an EIS is to assist in the review by comparing the preferred plan with the alternative ones, how have you reviewed the impacts of your plan without identifying those alternatives?
4. In the inventory of existing environmental conditions, where have you reviewed air and water quality with the criteria promulgated by the NJ DEP?
5. Where is a map of the wetlands and the proposed project?
6. How many trees are on the site and how many are you proposing to take down?
7. Where have you evaluated the impact of the loss of trees on the wetlands?
8. Where is the inventory of the environmental conditions for air quality, water quality, and wetland areas?
9. How did you review adverse environmental impacts that are unavoidable, without posing an alternative with no impact instead with which you compared impacts to choose one with the least impact?

10. Can you explain how your plan fits into the 2011 Manchester Master Plan, specifically concerning wetlands?
11. Can you explain how your plan fits into the 2020 Manchester Natural Resource Inventory, specifically concerning wetlands?
12. Can you forward the wetland delineation mentioned in the EIS?

Mayor Arace arrived at the meeting and confirmed that the project being discussed was on the agenda for the Zoning Board of Adjustment meeting scheduled for Thursday, January 26<sup>th</sup>.

Mr. Foor showed where the wetlands were delineated on the Sheet 31 of the submitted plans.

Mayor Arace confirmed that the Tax Assessor, Martin Lynch, confirmed that this project would not be needed to meet affordable housing requirements.

Councilman Hankins also arrived at the meeting and was introduced.

Ms. Argenti informed the Commission that Ms. Fox would be provided a detailed report about the affected trees on the property.

### **Discussion of the Annual Report**

The discussion of the Annual Report will be moved to next meeting when Gabrielle Fox is present.

Ms. Argenti had Ms. Newbert's excel report of the ongoing projects in town presented on the screen. This report will be added to Ms. Fox's annual report.

### **Discussion of the Goals and Objections of 2023.**

The Commission Members reviewed and approved the following Goals and Objectives for 2023 discussed at the last meeting on December 27, 2022.

- GOAL 1: Continue working with the Manchester Green Team to achieve Sustainable Jersey Bronze or Silver Certification; participate in "Green Day" event and attempt to include it in a larger Township event; and organize a cleanup of open space; consider partnering with Pinelands Preservation Alliance.
- GOAL 2: Continue to provide timely recommendations to the Planning Board on Development Applications and Areas in Need of Redevelopment.
- GOAL 3: Improve communication and develop a relationship with the Zoning Board of Adjustment.
- GOAL 4: Continue to hold regular educational presentations on topics of public interest at our meetings.
- GOAL 5: Promote recreational use of open space in Manchester and develop a relationship with the Township's Open Space Committee.
- GOAL 6: Review and make recommendations on the Township's Master Plan.
- GOAL 7: Review and make recommendations on the Township's updated Storm Water Management guidelines, and continue educating the community on the importance of Green Infrastructure.
  - Facilitate installation of rain gardens throughout the town.

### **OLD BUSINESS:**

None

### **MEMBER REPORT:**

None

### **PUBLIC FORUM:**

Mayor Arace introduced Girls Scouts Troop 342 that had been invited to Town hall for a walk through tour. Ms. Argenti explained what the Environmental Commission does and asked what the girl scouts do. Representatives of the troop explained different things their troop does and projects they have worked on, including a bee keeping project. Chief Dolan, who was in the audience as well, chimed in that he was also a bee keeper.

Ms. Argenti asked why the girls scouts were here and they explained that they wanted to learn more about what goes on in Town Hall. Ms. Argenti thought that was a great idea and said that they should come to the meetings and learn more.

Some of the girl scouts explained that they walk through the trails behind their houses and go camping. That inspired them to want to help save trees.

Mayor Arace introduced Councilman Joseph Hankins and Chief Dolan, who were in the audience. He explained that the Environmental Commission is integral to preserving the beauty of the Town.

The Girl Scouts asked the members to explain why they got involved with the Environmental Commission. They responded as follows:

Ms. Argenti said that if nature doesn't have a voice then someone will chop it down. She shares a voice for the land, water and trees to be saved.

Mr. Blaine explained that he was just hired by NJDEP Fish and wildlife and that he grew up in Manchester. He also feels that if no one speaks up to the environment it will be gone.

Ms. Newbert explained that she is fairly new to the Environmental Commission and is learning a lot and wanted to serve the community. She loves to walk through the woods and walk with her granddaughters. They unfortunately find upsetting things like trash in the woods. She doesn't want Manchester to look like surrounding towns or other cities. She feels it is important to keep a good balance.

Mr. Foor explained that he grew up in the mountains of Pennsylvania. He wanted to preserve what we have and what is to be developed. He doesn't want to go too far in either direction. He feels that the Commission has made a lot of progress now that they have changed their meetings to monthly meetings rather than quarterly.

The Environmental Commission continued with a question and answer session with the Girl Scouts.

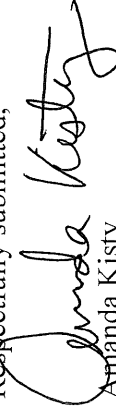
The Public portion was concluded.

**ADJOURNMENT:**

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

Time: 7:14 PM

Respectfully submitted,



Amanda Kisty

Commission Secretary