

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, November 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: 6:03 PM

This was followed with the Salute to the Flag.

ROLL CALL:

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

APPROVAL OF MINUTES:

Motion to approve October 24, 2023, Minutes

Ms. Argenti made a motion to approve the October 24, 2023, Meeting Minutes, seconded by Ms. Fox.

Roll call vote:

Ms. Fox- Yes,
Mr. Foor- Abstain
Ms. Stavallo- Absent
Ms. Argenti - Yes
Mr. Blaine – Abstain
Ms. Drake- Absent
Ms. Newbert- Yes

Motion carried.

NEW BUSINESS:

Discussion of the outcome of the November 18, 2023, Community Clean Up

Ms. Fox said that the cleanup went well. There were about 20 people in attendance and DPW came to the site to remove large debris with a backhoe. Mayor Arace was present and assisting in the clean-up. He even took pictures of several of the business signs that were left there with the intent to contact the business owners to resolve the dumping issue. It was a much better turn out than in April and a lot of garbage was removed from the site.

OLD BUSINESS

Discussion of the proposed project at the Ocean County Landfill for the Conversion of gas emissions to natural gas.

Ms. Argenti had a few concerns about the proposed project. She feels that the CAFRA permit is a problem. It is her understanding that the CAFRA permit has not been noticed to the public. Members from Save Barnegat Bay are projected to be at the hearing on December 4, 2023, to object to the project on that ground.

She also feels that because the Landfill already has a solar array on the property, there will be too much going on for the site. The project would result in a solar array, a landfill, and a use very similar to a power plant on the site. It would also appear to her that the proposed new structures are far too big.

The Commissioners came up with a few questions to send to the Planning Board via memo including:

1. What benefit(s) do the residents and the Township receive from the expansion of this use on the site?

2. Is the conversion of methane gas to natural gas better for the environment than the conversion of methane gas to electricity?
3. What is the waste product(s) that results from the conversion of methane gas to natural gas?

Ms. Kisty will prepare the memo and distribute the memo to the Planning Board members in preparation of the meeting on Monday.

MEMBER REPORT:

Mr. Foor attended the Council meeting the night before and reported that the Council heard the ordinance for the approval of the Redevelopment Plan that had been reviewed and approved by the Planning Board. Mr. Foor said that there was some discussion about the concerns that the Pineland's Commission had with the proposed Redevelopment Plan. The ordinance to approve the Redevelopment Plan was tabled until December 18, 2023.

The developer did provide more information about why they would need to tear down the existing trees and build there rather than the portion of the property that was cleared and previously utilized as a mining site. The old mining site is a nesting ground and habitat for the pine snake. The landowner also proposed to donate 4 acres to the Renaissance for a recreation area. The residents of the Renaissance are in favor of the application.

Ms. Argenti attended an appeal of the old, proposed Walmart/Jaylan site in Newark. The litigation had been going on since 2004. DEP was supposed to go out to the property and delineate the waters edge of the stream, but they never did and that held up the application for years. There is still no resolution to the matter and the litigation is ongoing.

PUBLIC FORUM:

None.

The Public portion was concluded.

ADJOURNMENT:

There being no further business, on motion by Ms. Argenti and seconded by Ms. Fox the meeting was adjourned at 7:08 p.m. All in favor, motion carried.

Respectfully submitted,



Amanda Kisty

Commission Secretary