

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, July 22, 2025
Manchester Township Municipal Building
1 Colonial Drive, Manchester Township, NJ

REGULAR MEETING MINUTES

Commissioner Sloan 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:

Jim Sloan	Present
Sandra Drake	Absent
Kathy Stricchiola	Present
Jim Gravatt	Present
Anthony Nasta	Present
Dominick Tedeschi	Present

APPROVAL OF MINUTES:

Motion to approve June 24, 2025, Regular Meeting Minutes

Mr. Nasta made a motion to approve the June 24, 2025, Regular Meeting Minutes, seconded by Mr. Tedeschi.

Roll call vote:

Mr. Sloan-Yes
Ms. Drake- Absent
Mr. Gravatt -Yes
Ms. Stricchiola- Yes
Mr. Nasta -Yes
Mr. Tedeschi-Yes
Motion carried.

NEW BUSINESS:

U Discussion of Planning Board Application PB-2024-20-2701 Highway 37 LLC-B46, L:4, 7.01 & 10-Preliminary and Final Site Plan Application-Environmental Impact Statement

Ms. Kisty explained that this project is often referred to as “Manchester Gardens.” Mr. Sloan asked to confirm that the date the application is going to be heard is on August 4, 2025 and Ms. Kisty confirmed. He asked all of the Commissioners to provide all of the comments they have on the EIS to him by August 1, 2025 so that he can put a memo together to present at the Planning Board.

Mr. Sloan suggested that the Commissioners review items 5.5, 5.6, 5.7, 5.8, 5.9, 5.9.1, 5.9.2, 5.11 and 2. Mr. Tedeschi said that he would review and comment on 5.2, 5.1, 5.3 and 5.14. Mr. Sloan asked Ms. Kisty to resend the Site Plan review sheet for reference.

The Commissioners discussed the location and their concerns. Ms. Kisty explained the process to Mr. Sloan to present the Environmental Commission comments to the Planning Board in order to be made public.

Discussion of Planning Board Application PB-2025-06-Heritage Solar Farm LLC-B75.01, L:1-Preliminary and Final Site Plan Application-Environmental Impact Statement

The Commissioners did a quick review of the EIS to divide the review amongst them.

Mr. Sloan would cover the wildlife, wetland and vegetation sections. (3e, 3f, 3g, 3h, 4e, 4f, 4g, and 4h)

Mr. Nasta would cover air quality in sections V & B

Mr. Tedeschi would review and provide comments on B, A, 4A, 4B, 4C and 4D.

Ms. Stricchiola and Mr. Gravatt will review the EIS overall and focus specifically on 3a, 3b, 3c, 3d and 3i.

Ms. Kisty explained that this is contaminated land. The plan is to utilize an otherwise unusable portion of land. The Commissioners said that they would have the reports ready for the August meeting.

OLD BUSINESS

Discussion of previously proposed tree ordinance and effects of clear cutting

The Commissioners took a minute to review the ordinance. Mr. Sloan asked who reviews the tree removal permits currently. Mr. Kisty said that the zoning officer reviews those applications or, depending on the intensity, the Township Engineer.

Mr. Sloan asked who picked the tree species list and Ms. Kisty said that she does not know, but she thinks it was probably the Township Engineer.

Mr. Sloan said that he will draft a memo with comments and suggestions to forward to Council.

MEMBER REPORT:

Mr. Nasta said that they put a hold on the trail in the back of Pine Lake. He said that he would still like to get the water tested.

Ms. Stricchiola would like to know why the trail was put off. She said that she will ask Sandy at the next meeting.

Mr. Gravatt wants to close down Harry Wright Lake for a town camping excursion. The Commission will write a memo to Ms. Lynch and Council. They would also like to reach out to the boy scouts.

PUBLIC FORUM:

Joe Markowski came before the Commission and asked if the Heritage Minerals docs would be posted soon and Ms. Kisty said that she will get them on the website soon.

ADJOURNMENT:

There being no further business, on motion by Mr. Gravatt and seconded by Ms. Stricchiola, the meeting was adjourned at 6:49 p.m. All in favor, motion carried.

Respectfully submitted,

Amanda Kisty
Commission Secretary