

MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION

Tuesday, March 24, 2026

Manchester Township Municipal Building
1 Colonial Drive, Manchester Township, NJ

REGULAR MEETING MINUTES

Commissioner Tedeschi 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: 6:01 PM

This was followed with the Salute to the Flag.

ROLL CALL:

Dominick Tedeschi	Present but Late (6:20 p.m.)
Sandra Drake	Present
John Franolich	Present
Jim Gravatt	Present
Anthony Nasta	Present

APPROVAL OF MINUTES:

Motion to approve the January 27, 2026, Re-Organization Meeting Minutes

Mr. Nasta made a motion to approve the January 27, 2026, Re-Organization Meeting Minutes, seconded by Mr. Franolich.

Roll call vote:

Mr. Tedeschi-Absent
Ms. Drake- Yes
John Franolich-Yes
Mr. Gravatt -Yes
Mr. Nasta -Yes
Motion carried.

Motion to approve the January 27, 2026, Regular Meeting Minutes

Mr. Nasta made a motion to approve the January 27, 2026, Regular Meeting Minutes, seconded by Mr. Franolich.

Roll call vote:

Mr. Tedeschi-Absent
Ms. Drake- Yes
John Franolich-Yes
Mr. Gravatt -Yes
Mr. Nasta -Yes
Motion carried.

NEW BUSINESS:

Earth Day Clean-up Date and Location

The Commissioners discussed locations including the Pine Lake Park Clubhouse creek and Pine lake. They would like to set the clean up for April 12, 2026 from 8:00 a.m. to 11:00 a.m. They will revisit the clean-up the next meeting for a location on the west side of town.

The Commissioners skipped to the discussion on water quality in Manchester because Mr. Tedeschi was running late.

Discussion on Water Quality in Manchester

The Commissioners decided to table the discussion to the next meeting.

Mr. Tedeschi arrived at 6:20 p.m.

Discussion of Site Plan Review and EIS Review

Mr. Tedeschi explained that he did a review of the Environmental Impact Statement provide for PB-2026-07 Craftway Center LLC. He explained that he felt that the author of the report did not do a very good job because the EIS did not even have the proper sections of the Ordinance quoted. He said that he thinks that they used a different Township's ordinance. He said that the feels they need to do a better job and that reviewing the EIS almost felt like a waste of time because it was so incomplete and inaccurate.

OLD BUSINESS

Annual Report 2025

The Commissioners talked about the camping events that they proposed, the birdhouse project that they spoke about and that Mr. Nasta would like to work on bat houses. Ms. Kisty said that she will look at the Green Fair date and let the Board know.

MEMBER REPORT:

Ms. Drake excused herself at 6:30 p.m. to attend to a prior commitment.

Ms. Kisty provided the Commissioners with the model light pollution ordinance to review.

The Commissioners asked Ms. Kisty to reach out to the art teachers at the school to see if we could get more responses to the Art contest. They also wanted to extend the submission deadline to April 18, 2026.

Mr. Nasta said that he spoke to Commissioner Arace and the County Park will be starting to be built on Hwy 571. He stated that at the Council meeting they also discussed treating and testing Pine Lake.

Mr. Tedeschi asked about Heritage Minerals and the affordable housing requirement. Ms. Kisty explained that their requirements are different due to a legal settlement that is still being negotiated, but that they will still have to provide affordable housing.

Mr. Nasta mentioned that they will be talking about the Conrail trail for walking and biking in the near future.

PUBLIC COMMENT

Mr. Tedeschi opened to the public.

Joanna Zaremba of 1251 Harry Wright Blvd. came before the Commission. She wanted to speak about the communications tower that is being constructed in Roosevelt City by the Township. She stated that they had no clue that this was happening until they had already started work on the project. She explained that the Council said that they are allowed to construct the project because it is for safety, but she is concerned it is not good for health because it can cause cancer and sleeping disorders. She is worried that it will affect the endangered species in the area because the fencing is down where it was supposed to be installed. She stated that the Ocean County Soils Conservation District filed violations. She stated that the height of the tower is concerned with lightning strikes and she is very upset. She said that no one lives within 200 ft of the Tower, so no one was noticed. She said that she had gathered signatures from 170 people for her petition to stop the tower.

Mr. Nasta stated that the Mayor spoke about this issue at the Council meeting and he also stated that he loses service out in Whiting all the time.

Ms. Zaremba stated that it is unsightly and could cause cancer.

Mr. Nasta said that the professionals at the Council meeting stated that there was no cancer-causing radiation. Ms. Zaremba asked why they would choose to put the tower in a residential neighborhood and Mr. Nasta stated that it was Township property.

Alan Jaeger of 1341 Camden Ave came before the Commission. He said that the study for snakes showed that there were none in that area and he said that he thinks that is the first time he has ever seen them come back with none in the area. He stated that they still have to do the spring testing. He also stated that he did not know anything about the project until they started clearing the area. He began discussing the different mega hurts given off by cell towers and communication towers and that there have been a lot more studies done on the topic. He shared that his daughter got leukemia caused by an environmental issue and they did a study 6 years after she died and they found groundwater contamination from Ciba Geigy. He has studies from the Environmental Health trust. He was told by Sgt. Robert Sharpy that it would be 300 ft. The attorney said they do not have to abide by the township ordinance. He feels that they should err on the safe side and that residents should not have to give up their health and property values. He would like the Township to consider a property that is a little further away from a residential neighborhood.

Mr. Tedeschi said that there is no black and white answer as long as they meet the standards.

Mr. Jaeger said that he would like to see the before and after build studies of radiation done on surrounding homes.

The Commissioners thought that would be a good idea and Ms. Kisty suggested that the commissioners draft a memo to the Council to share their concerns.

Mr. Jaeger gave Ms. Kisty the reports that he brought, and Ms. Kisty said that she would check with the attorney to see if she could distribute them to the Commissioners.

Arkadiusz Gwozdz of 1251 Harry Wright Blvd came before the Commission. He stated that he used to live in Bamber Lake and he moved to Roosevelt City. He stated that a cell tower was denied in 2015 because of their petition. He said that the township was able to work around the petition because it was specific to the AT&T. His concerns are that the families with children will move out of the neighborhood, the rattles snakes will lose their homes, and the tower is grounded but can still be hazardous in a lightning storm.

Peggy Midgaugh of 33 Churchill Road came before the Commission and stated that Harry Wright Lake and the trails that surround it are in bad shape. The ponds are really silted in. She thinks that they should do a naturalist study. She said that she spoke with the Pinelands Preservation Alliance and they are willing to do a walk through a report. It would be very informal. Ms. Kisty said that she will share Ms. Midgaugh's email with the Commissioners.

William Foor of 3101 Wilbur Ave came before the Commission. He stated that he has been involved with the Environmental Commission since 2015 and he is concerned that the tower was never brought before the Commission. He feels that the Commission should get involved. He said that if they are doing studies they should be brought before the Commission.

Mr. Tedeschi said that they need to slow down and do their due diligence. He said that he will work on a memo to Council.

Mr. Jaeger said that he spoke to Chris Smith and Senator Amato and they said that you need to contact the Mayor.

Tom Titus of 32 Augusta Rd in Crestwood Village 7 came before the Commission. He stated that he feels that Harry Wright Lake has been totally neglected. He said that the playground equipment is old and the atvs and dirtbikes are ruining it. The bacteria levels are high from the geese and the kids contaminating it. He would like to see remediation of the pollution. He said there is erosion of the sand on the beach causing canyons which are a tripping hazard.

Ms. Kisty recommended doing a walk around with the naturalist with Peggy and do a report.

The Commission spoke about Morgan Engineering's tie to George Gilmore.

Ms. Midgaugh said that the atvs are the biggest problem with Harry Wright Lake because they are dangerous and cause erosion.

No further public comment. Mr. Tedeschi closed the public portion.

ADJOURNMENT:

There being no further business, on motion by Mr. Tedeschi and seconded by Mr. Franolich, the meeting was adjourned at 8:04 p.m.

All in favor, motion carried.

Respectfully submitted,

Amanda Kisty
Commission Secretary