

# JACKSON TOWNSHIP ENVIRONMENTAL COMMISSION

## MEETING April 18, 2006

Call to Order.

Flag Salute: Commission moved to main room to salute the flag, no flag available in the meeting room. At the Commission's request, Ann Marie Eden verified with the Township attorney that, if no flag is present, the salute may be waived and would not invalidate the meeting being held.

Announced compliance with Open Public Meeting Act.

Roll Call:

**PRESENT:** Steve Chisholm, Chair; Denise Garner; Kathy Bott-DiGesù, Susan Anton-Switka  
Lori Neuman

**EXCUSED,** Richard Borys, Vice Chair, Blanche Krubner excused due to working the Polls for  
Jackson School Board Election

Motion to approve Minutes of March 15, 2006. Correction to show that there was some confusion on the motion and vote to endorse the New Jersey Environmental Federation and forward a letter to the Mayor and Township Committee. The endorsement will be discussed at the May meeting when all Commission members are present. Motion: GARNER/Bott-DiGesù. Garner, Bott-DiGesù, Chisholm, Neuman, yes Anton-Switka, abstain.

### Old Business

**Block 113 Lots 20, 22.02 & 22.02** (Recd 3/2006) Cooks Bridge Plaza, Bennetts Mill Road. Plans were reviewed. Motion made for the application to be tabled pending site inspection and Environmental Impact Statement review by Denise Garner. Applicant to be invited to the April 18, 2006 to discuss the application with the Commission. GARNER/Krubner. All voted yes. Present to represent the applicant was Imants Smildzins, P.P., C.L.A. from the WSB Engineering Group. This is an L shaped lot with 3 buildings. A pedestrian plaza is planned in the center of the site with seating, trees and a clock tower to provide an old town, main street cobblestone atmosphere for the project. The idea is to present a place where families can come, shop and enjoy walking through the plaza. They are also hoping to have several restaurants within the complex. The storm water system is a subsurface infiltration system on a stone bedding in sandy soil. The storm water will be filtered prior to entering the beds. Water is collected in a chamber, filtered (like an oil filter) which lasts from 12-18 months. The system as received DEP approval and, according to the applicant, a maintenance contract will be in place to ensure that the system is kept up to date. When asked if about a water harvesting system for the irrigation of the plants and trees, the applicant was willing to look into the possibilities. The landscaping is being designed to stay away from very ornamental vegetation and they are working to save as much of the existing mature oaks on the property as possible. A natural vegetation buffer is planned between the site and the residential area. They will also check into the use of sconce lighting to reduce the amount of lighting required after the stores close, minimizing the impact on the local residents in the area.

Motion for no objection, pending forester review and approval. ANTON-SWITKA/ Neuman. All voted yes.

**Block 6 Lot 4.04 Block 7 Lot 13, 28.01, 35, 47-49** (Resubmitted 2/2006 as Jackson Valley) (Received 5/2000) April 2006 – cover letter and Environmental Impact Statements (EIS) received from V.S. Hovnanian. EIS taken by Susan and Denise. Motion to remain tabled until the information can be reviewed by Denise, and report provided at the May meeting. GARNER/ Anton-Switka. All voted yes.

**Block 32.01 Lot 23**, (Recd 3/2004) Grawtown Estates, Grawtown Road. . Susan Anton-Switka to perform site inspection and report at the April 18<sup>th</sup> meeting. Since the site inspection could not be completed, motion to table until the May meeting. GARNER/Neuman. All voted yes.

**Block 53 Lots 2.10 & 4** (Recd 4/2005) William Fox, East Veteran's Highway. EIS taken by Gene Fowler and plans taken by Denise Garner for review and report at the May meeting. Comments and concerns from site visit to be combined, reviewed by the Commission at the June meeting, and forwarded with a letter of invitation to appear to the applicant. Motion: FOWLER/ Garner. All yes. . All yes. June 2005 - EIS rejected. Letter forwarded requesting revised EIS for review prior to site inspection being performed..1/23/06 – New EIS received from PDS for review. Site inspection scheduled with PDS by Susan Anton-Switka for 2/28/06. **2/21/06**-Tabled pending EIS review and site inspection. Report to be made to full Commission. Motion: BORYS/ Garner. All yes. **Site Inspection** was performed by Susan Anton-Switka. It is recommended that the EIS be rejected based on the following:

The Pinelands Commission Certificate of Filing refers to a play area to be constructed as part of the development. This play area is not referenced in the actual EIS. Where does the developer plan on constructing this play area and what will it consist of?

EIS states "*Significant subsurface disruption will not occur and major impacts to groundwater resources are not anticipated.*" With surface water (i.e. Dove Mill Branch) and wetlands being prevalent on each property, will the homes be built with basements? If yes, will the basements be located in the groundwater zone and subject to flooding? And, what impact will the excavation of basements have on the groundwater?

EIS section 3.0 Environmental Impact Statement (a) Soil Erosion and Sedimentation - the report states "*that importation of fill, from an off-site source, is required to grade the site.*" However no where in the EIS does it state where the off-site soil will come from or the condition of that soil (i.e. degree of contamination). This information should be given to our Commission before construction begins so that we can evaluate the analysis and/or test results on the soil.

Figures - the report refers to figures. Yes there are figures in Appendix C in the Threatened/Endangered Species Survey however, they are not properly numbered, and are illegible. As a result I was not able to distinguish the actual location of Block 53, Lots 2.10 & 4

Pictures - all pictures in this report were also illegible and should not be included

Typo's - there are typo's throughout the report and I refuse to be the one to point them out to the consultant

The consultant needs to be reminded that we are intelligent people capable of reading English, interpreting maps/figures and looking at photographs. I am constantly insulted by the consultants lack of respect for the members of this Commission.

**Block 53 Lot 30** (Recd 4/2005) RG2 Associates LLC, Grawtown Road. Motion to table application pending Environmental Impact Statement and site inspection report. Plans and EIS taken by Gene Fowler and Denise Garner. Motion: FOWLER/Garner. All yes. June 2005 - EIS rejected. Letter forwarded requesting revised EIS for review prior to site inspection being performed. **1/23/06** – New EIS received from PDS for review. Site inspection scheduled with PDS by Susan Anton-Switka for 2/28/06. **2/21/06**-Tabled pending EIS review and site inspection. Report to be made to full Commission. Motion:

BORYS/ Garner. All yes. **Site Inspection** was performed by Susan Anton-Switka. A report was provided to the Commission with the following overall concerns:

Public sewer and public water - it is not apparent that both of these utilities are available on Grawtown Road at the present time. I understand that there are agreements in place to make this happen, I would like something in writing from the developer that construction and/or demolition will not take place until these utilities are available for use. The Pinelands Commission Certificate of Filing makes a reference to this same issue and states that if public supplies are not available and the homes in question need to go on private systems then the developer will need to re-file.

Traffic - since each project is looked at separately of course there will be no effect on traffic patterns. However, the Township should ask for, or perform their own traffic survey to evaluate the potential impact of all of these developments and homes on the current infrastructure

Motion for letter to be prepared to include the concerns stated above. ANTON-SWITKA/ Bott-DiGesu. All voted yes.

**Block 111 Lot 33.03 & Block 111.03 Lot 106** (Recd 11/2005) Cooks Landing Commercial Center, County Line Road. Plans were reviewed and motion was made to send a letter requesting a copy of the Environmental Impact Statement noted in the March 29, 2004 correspondence. Once the EIS is received, Susan Anton-Switka will perform a site inspection and report back to the full Commission. Motion: ANTON-SWITKA/Fowler. All voted yes. **April 2006** – Environmental Impact Statement received. Susan Anton-Switka will take the Environmental Impact Statement for review and will report to the full Commission at the May meeting.

**Block 40 Lots 7, 122, 123.01, 123.02** (Recd 2/2006) (Not noted on plans if submitted for Planning or Zoning Board). Rutherford Estates, Toms River Road (Rte 571). Due to Susan Anton-Switka withdrawing from the plan review due to personal conflicts, application tabled until the March 21, 2006 meeting due to a lack of a quorum. Plans not reviewed at March 21, 2006 meeting. Carried to April 18, 2006 agenda. Motion to be tabled until a site inspection and EIS review and be performed. Steve Chisholm will take the plans and EIS for review, and will report at the May meeting.

**Block 53 Lot 1 and 36** (Recd 9/2004) Colts Run II, Grawtown Road. Letter of invitation sent Sept 16, 2004 to have applicant rep attend October meeting. New plans have been submitted with 1/3 acre lots due to water and sewer availability. Motion for plans to be taken by Dick Borys for site visit and report. : CHISHOLM/Krubner. All yes by acclamation. Per Susan Anton-Switka, during her site inspection with Ian Borden, PDS, there was standing water on the property. Full site inspection report pending from Dick Borys at the May meeting.

## **New Business**

**Nancy P. Sadlon – Executive Director The Alliance for Environmental Concerns, Inc.** - Request for opportunity to present to the Jackson Township Environmental Commission regarding the Pesticide Reduction Policy Proposal. Appearance has been deferred until additional information requested by Steve Chisholm has been received. Once reviewed the appearance will be rescheduled.

**Block 86 Lot 1.02, (Recd 4/2006)** James and Kathleen Langschultz, Taranoff Avenue Variance required for minimum lot area, minimum depth, Garage requirements and rear set back. Motion for letter of no interest: ANTON-SWITKA/ Garner. All voted yes.

**Block 110 Lot 22.02 (Recd 4/2006)** Thomas E Giufurta, variance request to construct 2 antennas, one 60 ft, one 88 ft. Motion for letter of no interest: ANTON-SWITKA/ Bott-DiGesù. All voted yes.

**.Block 6 Lot 40.02 (Recd 4/2006)** Wedel, West Veteran's Highway. Motion to table pending site inspection and report to the full Commission. Letter of invitation to be sent to the applicant. ANTON-SWITKA/ Bott-DiGesù. All voted yes.

**Block 147.01 Lot 1 (Recd 4/2006)** The Estates of Metedeconk National, Vista Center Associates LLC. Previously reviewed October 2005 with the following: *The Estates at Metedeconk National, Eltone Road. Plans were reviewed for 3 homes at 2 acres each with minimal clearing. Public water and sewer were noted on the plans. The Commission has no objection but recommends that due to the proximity to the Metedeconk, homeowners be encouraged to use pesticides sparingly to minimize the impact on the watershed. Motion: KRUBNER/ Anton-Switka. All yes..* Motion that an additional, letter be sent identical to the October 2005 recommendation. ANTON-SWITKA/ Neuman. All voted yes.

**Block 152.34 Lot 21.04 (Recd 4/2006)** Jeffrey Bond, Cosmo Lane & Wright DeBow Road. Motion to table pending site inspection and report to full Commission. Plans taken by Denise Garner, Lori Neuman to also perform site inspection with Denise. GARNER/Anton-Switka. All voted yes.

**Block 12 Lots 1, 2.02, 3 Block 16 Lots 2, 3, 4 (Recd 4.2006)** Diamond Developers at Miele Farms, South Hope Chapel Road. Motion to table pending site inspection and EIS review. Plans taken by Kathy Bott-DiGesù for site inspection and review. ANTON-SWITKA/ Bott-DiGesù. All voted yes.

**Block 90 Lots 1.10, 2.01 2.02 (Recd 4/2006)** Sunnybrook Estates, Thompson Bridge, Sunnybrook and Freehold Roads. Motion to table pending results of research into the Historical site status. Plans taken by Denise, will report at the May meeting. ANTON-SWITKA/ Garner. All voted yes.

**Block 45 Lot 23.01 (Recd 4.2006)** Hope Cathedral Church, West Veteran's Highway. Motion to table pending site inspection and report to Commission. Plans taken by Steve Chisholm for site inspection. Motion: ANTON-SWITKA/ Garner. All voted yes.

**Block 120.06 Lot 37.02 (Recd 4/2006)** St. Aloysius, Bennett's Mills Road. Plans were review with motion for letter of no objection. ANTON-SWITKA/ Garner. All voted yes.

**Block 120.01 Lot 62 (Recd 4/2006)** Plans reviewed with motion for no objection. ANTON-SWITKA/ Garner. All voted yes.

In reviewing the information provided by the New Jersey Environmental Federation, Steve Chisholm noted that it was stated that the Federation helped to develop the Monmouth County Program. In reviewing the Monmouth County Parks System Integrated Pest Management Program documents, Steve did not see the New Jersey Environmental Federation listed in the plan.

Steve also reported that the Shade Tree Commission supports Integrated Pest Management but that they are opposed to the Pesticide Free Zones. The Forester is looking into what is currently being done and will report back to the Commission.

**Public Forum.**

**Bills:**

Motion to pay the secretary for April 18, 2006. Motion: ANTON-SWITKA/ Bott-DiGesu. All voted yes..

**Adjournment :** Motion to adjourn 10:00 ANTON-SWITKA/ Garner. All voted yes.

**NEXT MEETING, Tuesday May 16, 2006, 7:30 PM to 10:00 PM at the Municipal Building. .**

Minutes prepared and submitted by Lisa Knoll