

**JACKSON TOWNSHIP ENVIRONMENTAL COMMISSION
MEETING July 18, 2006**

Call to Order.
Flag Salute
Announced compliance with Open Public Meeting Act.

Roll Call:

PRESENT Richard Borys, Chair, Denise Garner; Lonnie Cromwell, Blanche Krubner, Kathy Bott-DiGesù, Lori Neuman, and Gene Fowler

Meeting was opened at 7:30 by Chairman Dick Borys. New and returning members were welcomed.

Chairman Borys opened the floor for nominations for Vice Chairman. Gene Fowler as nominated from the floor. Since there were no other nominations, Chairman Borys closed nominations. Motion was made by B. Krubner, seconded by D. Garner that Gene Fowler be elected Vice Chairman. Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Krubner, yes; Neuman, yes; Vice Chair Fowler, yes; Chairman Borys, yes.

Motion to approve minutes of June 20, 2006: GARNER/ Bott-DiGesù. Borys, Bott-DiGesù, Garner, Krubner: yes. Cromwell, Fowler, Neuman abstain.

Old Business

. **Block 132 Lot 24.01** (Recd 5/2006) Solomon Fire Protection, Farmingdale Road. Ms. Zimmerman of Kenderian Zilinski Associates appeared to represent the applicant. Project consists of 2 buildings, 1 a rundown warehouse that will be gutted and 4 walls put up within the existing structure, and 2, an existing office building that will be renovated as office space. The footprints will remain the same and the warehouse will be used for storage. It will include 15 off street parking spaces, the current parking is gravel and they will be keeping the current vegetation. Some landscaping will be added per the Forester review. Motion by B. Krubner, seconded by D. Garner for approval with the recommendation that additional landscaping be added. Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Krubner, yes; Neuman, yes; Vice Chair Fowler, yes; Chairman Borys, yes..

Block 145.01 Lots 33.01, 33.02, 33.03 (Recd 6/2006) Sunrise Assisted Living, West County Line Road. . Pat Segedin appeared as the applicant representative. Dick Borys performed a site inspection. The site is high and dry, and the EIS was current and proper. Ms. Segedin testified that per the county reconstruction, a jug handle will be provided with breaks in the median. Sight easements and drainage easements will be on the final. Flared drainage will be provided for the driveway. The applicant met with the traffic safety July 18th, and will be adding the signage if the county improvements are not completed by the Sunrise opening date. The detention infiltration basin will have coral fencing and outside landscaping. It will also be "meshed" to keep individuals from entering the basin. Storm water management was prepared based upon the new regulations and is currently under Township Engineer review. Motion made by B. Krubner, seconded by K. Bott-DiGesù to find the application acceptable. Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Krubner, yes; Neuman, yes; Vice Chair Fowler, yes; Chairman Borys, yes. Blanch Krubner and Dick Borys both complimented the applicant on the quality of the application and the Environmental Impact Statement. It was a very professional job.

Block 111 Lot 33.03 & Block 111.03 Lot 106 (Recd 11/2005) Cooks Landing Commercial Center, County Line Road. Susan Anton-Switka to review the newly submitted stormwater management report and will review the revised EIS when it is completed and submitted. Mr. Pucci will notify the Commission when the revised EIS is delivered so that the Board Secretary can notify Ms. Anton-Switka

to pick it up for review. Motion made for report to be reviewed and to verify that the new storm water regulations were used in the preparation. Motion: KRUBNER/ Anton-Switka. All voted yes.

Block 6 Lot 4.04 Block 7 Lot 13, 28.01, 35, 47-49 (Resubmitted 2/2006 as Jackson Valley) April 2006 – cover letter and Environmental Impact Statements received from V.S. Hovnanian. Site inspection was performed. 942 homes are indicated. The site contains a high water table located section 4 on the Toms River headwaters. Wetlands are abundant and frogs and peepers were heard on the site. The site includes trout bearing waters and requires further investigation. It is proposed that 7000+ square feet of wetlands be filled. Blanche Krubner stated that the water plan is crucial especially since the property surrounds Colliers Mills. Even with natural vegetation, pesticides would be very damaging. Denise Garner would like to request a TR55 analysis of the watershed be done by a licensed hydrologist. It was also noted that the LOI will expire in October of 2007. Concerns were expressed regarding the MUA water allocation. Input from the DEP, Pinelands and the Division of Fish and Wildlife could be beneficial due to the horseshoe shape of the project around Colliers Mills. This project is currently a Mount Laurel project. Motion was made by B. Krubner, seconded by D. Garner for the applicant to be requested to provide a benchmark water quality study of the state of the pristine water today, conducted by a licensed hydrologist, i.e., a TR55 analysis. This request is being made due to the location of the property, being part of the Toms River Watershed, the abundance of wetlands, the potential presence of Threatened and Endangered Species, and the land having been undisturbed for the past 100 years. Bott-DiGesú,yes; Cromwell, yes; Garner,yes; Krubner,yes; Neuman,yes; Vice Chair Fowler,yes; Chairman Borys,yes.

Block 111 Lot 34 (Recd 10/2005) WaWa Inc, (Pine Belt LLC), County Line Road and North Cooks Bridge Road. . Denise Garner was unable to perform the site inspection for the July meeting. She will complete the inspection and report back at the August meeting. Motion by B. Krubner, seconded by G. Fowler, that the item remain tabled until the August 15 meeting. Bott-DiGesú,yes; Cromwell, yes; Garner,yes; Krubner,yes; Neuman,yes; Vice Chair Fowler,yes; Chairman Borys,yes.

At this point in the meeting, Chairman Borys received notification from Jackson Emergency Management that severe storms were moving into the Jackson area, and there was also concern that the power would be lost. Motion was made by Chairman Borys that all items be carried to the August meeting, seconded by Vice Chair Fowler. Bott-DiGesú,yes; Cromwell, yes; Garner,yes; Krubner,yes; Neuman,yes; Vice Chair Fowler,yes; Chairman Borys,yes. Right after the vote, power was lost at Town Hall and the members disbursed.

NEXT MEETING, Tuesday August 15, 2006, 7:30 PM to 10:00 PM at the Municipal Building. .

Minutes prepared and submitted by Lisa Knoll