

JACKSON TOWNSHIP ENVIRONMENTAL COMMISSION
MEETING February 27, 2007

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

Roll Call:

PRESENT Richard Borys, Chairman, Gene Fowler; Lonnie Cromwell, Denise Garner, and Kathy Bott-DiGesu

ABSENT: Blanche Krubner, Lori Neuman excused

Meeting was opened by Chairman Borys at 7:31 p.m. . .

Motion to approve minutes of January 16, 2006: GARNER/Cromwell. Borys, abstain; Bott-DiGesu, abstain; Cromwell, yes; Garner, yes; Fowler, yes;

Old Business

Block 32.01 Lot 23 (Recd 3/2004) Grawtown Estates, Grawtown Road. Ian Borden was present representing the applicant. Ian Borden explained 3 year studies were conducted and that the studies have been accepted by the Pinelands. Lonnie Cromwell expressed that he would like to meet with Ian to go over the Threatened and Endangered Species studies for the project. The additional information submitted was reviewed and was satisfactory. Motion was made that the application be moved with a favorable recommendation. Motion: BORYS/Fowler. Borys, yes; Bott-DiGesu, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Block 99.01 Lots 6.01, 6.02, 7, 8, 9.01, 9.02, 10-12, 13.01, 13.03-13.05, 23, 26.01-26.03, 27-30; Block 99.02 Lot 1.03; Block 99.03 Lot 1; Block 149.16 Lots 1, 2 (Recd 8/2006) Jackson Mews, West Commodore Blvd and Jackson Mills- Freehold Road. Denis Kelly, Esquire appeared representing the applicant along with Dave Erickson, LGA Project Engineer. Denise Garner completed the site inspection and the EIS review. Denise reported that the property is very wet and there is concern regarding the high water table. Mr. Erickson stated that the south branch crosses 195, and that 300 foot buffers are honored for all of the Metedeconk stream corridors. Extensive boring logs are noted on the plans submitted, but are not republished in a separate report. Over 100 borings were made and were also done at the seasonal high. All storm water meets the new storm water management regulations. Phases 1A and 1B currently have approved LOI. Some of the Commercial project lots are also included on the LOI, the LOI presented the Commercial and Residential as one large project for review to DEP rather than two separate plans. A large lake will be located by the recreational center in the uplands area. The basin will be permanent pool/ lake basins. The applicant will be working with the DEP in the hopes of being able to stock the basin with fish. Concerns were expressed regarding the use of household chemicals and the impacts. Mr. Erickson explained that the household chemicals will go through the public sewer system. Both the Residential and Commercial projects have less than 1 acre of disturbance to the wetlands. The design for the project was driven by storm water. The applicant is currently presenting an overall storm water management plan. Each phase will be re-presented with the individual plan for that particular phase at final approval. At the time the final is presented, more detailed plans, fully defined will be provided prior to construction. The project was designed within the boundaries set forth by the Township. The affordable housing may be either rental or for sale. There are 3 clubhouse facilities, located in 1A, 2B and 1D. Each will include an outdoor pool. The building was clustered to provide and maintain the wildlife corridors.

The outfalls will discharge to different areas, to the wetlands at the required rates. The soil erosion certification – will have discharge outfalls to prevent stream bank erosion. Landscape plans were included with the original submission, and applicant will comply with the tree ordinance in effect. Very few historical trees were located on the property. There are no significant trees to be removed. No Threatened and Endangered plants or animals were identified in the site investigations. No swamp pink was found.

No waivers have been submitted, waivers will be submitted once the buffer dispute is resolved. All impervious pavement and parking will go to the stormwater basins. Building runoff to recharge and detention basins, then to the discharge points.

Due to time, the applicant will appear at the March 20, 2007 meeting to continue the testimony.

Block 90 Lots 1.10, 2.01 2.02 (Recd 4/2006) Sunnybrook Estates, Thompson Bridge, Sunnybrook and Freehold Roads. Site inspections were performed by Gene Fowler and Lonnie Cromwell. Motion was made that, based on site inspections January 20th and February 3rd, no unaddressed environmental issues were identified. Motion: CROMWELL/Fowler. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Block 10 Lot 77 (Recd 10/2006) Owner Kenneth Grieco, Applicant Sarama Homes Inc, Manalapan. Route 571/ Toms River Road. The site inspection could not be performed, but will be completed for the February meeting. Denise did review the plans and found no issues. Gene and Lonnie will review and provide comments for the February meeting. Denise did not provide the plans to Gene and Lonnie in order for them to perform the site inspection. Denise will perform the site inspection and report to the Commission at the March meeting.

Block 68 Lot 6.03 (Recd 8/2006) Gerald Zengel, Denmark Court. Site inspection is currently in progress by Dick Borys. Motion was made that a letter be issued requesting an EIS from the applicant. Motion: FOWLER/ Bott-DiGesù. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Block 111 Lot 34 (Recd 11/2006) Previously submitted 10/2005 WaWa Inc, (Pine Belt LLC), County Line Road and North Cooks Bridge Road. Motion was made that a letter be forwarded to Planning/ Zoning. Although the Jackson Township Environmental Commission issued a no objection letter September 25, 1999 for this application, the C1 regulations were in effect at that time. The Commission must confirm their more recent correspondence recommending denial of the application based on the applicant's inability to meet the current 300 foot buffer requirements. Motion: FOWLER/Bott-DiGesù. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Though not listed on the agenda for action, Mr. Kelly representing the applicant, stated that application **Block 76 Lot 1.01** was not applying for any variances. No changes were made from the 2004 preliminary. Motion was made for continued no objection, after the original submission and no objection letter was confirmed in the Commission records. Motion: GARNER/Bott-DiGesù. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Due to the time constraints, all remaining agenda items are to be carried to the March meeting. Motion: CROMWELL/Garner. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

Public Forum:

No one came forward..

Motion was made to pay the Board Secretary Salary \$100.00 for February 27, 2007.

CROMWELL/Fowler. Borys, yes; Bott-DiGesù, yes; Cromwell, yes; Garner, yes; Fowler, yes;

NEXT MEETING, Tuesday March 20, 2007, 7:30 PM to 10:00 PM at the Municipal Building. .

Minutes prepared and submitted by Lisa Knoll