

JACKSON TOWNSHIP ENVIRONMENTAL COMMISSION
Meeting of November 13, 2007
MINUTES

Call to Order at 7:31 PM by Chairman Gene Fowler, followed by a flag salute. Compliance of Open Public Meetings Act announced.

Roll Call:

Present - Richard Borys, Lonnie Cromwell, Gene Fowler, Denise Garner, Lori Neuman

Absent - Blanche Krubner, Hank Aranda

Motion to approve Minutes of October 16, 2007 Meeting: BORYS/Garner
Borys, Cromwell, Fowler, Garner – Ayes Neuman – Abstain

Old Business

Block 20502 Lot 27 Casey Hunter, Whitesville Road and Cannon Blvd. Lonnie Cromwell and Gene Fowler did a site inspection on May 28, 2007. Lonnie noted that the house at 68 Cannon Blvd. is prone to flooding due to a high water table. He would like additional information on local drainage. A wildlife survey was conducted by Trident Environmental Consultants, but contained no specifics. A landscape and garden center business was constructed in violation of the requirements of the Pinelands Comprehensive Management Plan, which will be demolished to accommodate the building of the new homes. Lonnie has concerns regarding potential chemical absorption into the ground from the previous garden center business. Lonnie would also like to see more non-structural items such as trees, shrubs, etc. added.

Motion by BORYS/Neuman to ask applicant to provide more information in the three areas of concern; Wildlife study specifics, Stormwater Management Plan and the chemical information from the previous Garden Center Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 6501 Lot 42.06 & 43 Michelle R. Katz, History Lane. A site inspection was conducted by Lonnie Cromwell and Hank Aranda. Plans only were submitted. Stormwater Management Plan needs to be submitted. Motion by BORYS / Neuman to have applicant submit Stormwater Management Plan for review. Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 2603 Lot 28, 30 & 31 James R. Johnson, Jr. , Patterson Road. Denise Garner a site inspection of the property. No Environmental Impact Statement (EIS) was submitted. Denise notes that the site is shown on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Sites List (KCSL). There is open water and debris everywhere. Denise found obvious ground water contamination and wetlands are filled with cement and gravel. The residents on Wright-DeBow Road have shallow wells. Trees were removed in the area. She has concerns on this area – there are many violations that need to be addressed. Denise notified the NJDEP hotline and a representative will be asked to attend the Environmental Commission meeting of December 18, 2007.. Denise will speak with the DEP again on November 14, 2007. An Environmental Commission letter dated October 1, 2007 was sent to the applicant. Mr. Ian Borden of Professional Design Services contacted Chairman Fowler and expressed that he will address this project at the Environmental Commission meeting of December 18, 2007.

Motion by GARNER / Borys to address issues at the meeting of 12/18/07 of the Environmental Commission with representative of the Department of Environmental Protection.
Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 19403 Lot 19 & 20 RG-2 Associates, LLC, General Development Plan (GDP), Grawtown Road. Blanche Krubner and Gene Fowler compared the second submission with the previously

submitted EIS. The basin looks good on the plans, no Stormwater Management Plan was submitted. The applicant will be asked to submit same. Letter to be sent to the applicant requesting a copy of the Certificate of Filing (CoF) dated 10/23/06, submit a Stormwater Management Plan to the Environmental Commission for review and outline what portion of the Dove Mill Branch will be disturbed. Motion by NEUMAN / Borys
Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 67 Lot 31.03 Ralph Laks, Roxie Hollow, Green Valley Road. Chairman Fowler attended the Planning Board meeting of November 5, 2007 and noted that the Planning Board denied this application. The Environmental Commission received the additional stormwater information requested from the applicant following the October 16, 2007 meeting. This information was reviewed by Chairman Fowler, however, the required stormwater will be tabled should the developer submit a new application.

Motion by BORYS/Cromwell to take no action on this application as it was denied by the Planning Board on November 5, 2007. Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 111.03 Lots 105 & 107 Charlie Brown's 16 page document received from DW Smith dated 6/20/07, received 8/21/07 regarding review that has taken place. Denise will review the document. Zoning Board reportedly approved the application earlier this year. Gene Fowler notes it was submitted to us after it received approval, looking for input. Environmental concerns regarding Stormwater Management. A letter went out in September 2007. Applicant supposedly has a letter from the NJ DEP regarding the wetlands buffer zone. No additional information has been received from the applicant. Denise has the information submitted 6/20/07 to review. The Commission stands by its letter of September 2007 to the applicant requesting additional information be supplied.

Motion to table until requested information is received as per the letter of September 2007
BORYS / Cromwell Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 82.01 Lot 8 & 9.01 Proposed residential subdivision – Bennetts Mills Road between Butterfly Road & Rte. 528. Denise Garner was not able to do the site inspection this month.

Motion to table to December 18, 2007 BORYS / Cromwell Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 56.01 Lots 61 & 74 Megan's Associates, County Line Road & Bennetts Mills Road.

This was sent to the Environmental Commission by the Zoning Board because a Northern Pine Snake was sighted on the subject property. Chairman Fowler requests additional information pertaining to wetlands and including the Wildlife Survey on the area. Motion to send a letter to the applicant requesting the information BORYS / Garner

Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 40 Lot 35 Proposed CVS Store, Don Connor Blvd. & Rte. 528. Lonnie Cromwell and Hank Aranda did a site inspection and found the area to be "high and dry", with small trees. Mr. Cromwell has no concerns and notes an extensive EIS was submitted by Pennolini Associates of Grove Street, Haddon Heights, NJ.

Motion to notify of no concerns CROMWELL / Borys Borys, Cromwell, Fowler, Garner, Neuman – Ayes

New Business

Block 6801 Lot 37 New Prospect Plaza. One 8,000 square foot building located at South New Prospect Road and Brewers Bridge Road. Richard Borys has no concern on this application

Motion by BORYS / Garner Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Block 11801 Lot 79 Beth Zion Messianic Synagogue Gene Fowler notes that a stormwater basin plan is submitted. Richard Borys questions if the building was put up without a permit. Based on a review of the plans, the Environmental Commission would like the applicant to supply additional information, would also like to see permits, cite 109 – 104J Buffer Requirements on the Plans. Also would like clarified existing building permits for it appears the pre-existing structure to be erected without a foundation. Stormwater Management Plans are needed to support the two proposed basins.

Motion by BORYS / Cromwell as above requirements to be submitted. Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Other – 1) Grant Programs – Lori Neuman will research two documents: the Barnegat Bay National Estuary Program along with the NJDEP Grant and Loan Programs. Ms. Neumann will report back to the Environmental Commission following her review of which grants and loans are applicable to Jackson Township.

2) Faraday Associates, Fargo Avenue, Block 22105, Lot 1.01 Eagle Ridge Office Building –The Environmental Commission’s letter dated October 1, 2007, required the applicant to submit a Tree Save Plan. Also, the Environmental Commission observed tree removal in January and August 2007. Regarding tree removal, the applicant’s consultant, Mr. Douglas Bartels of LGA Engineering, contacted Chairman Fowler and stated that the required Tree Save Plan is not applicable because earlier this year LGA received a waiver from the Township of Jackson’s Zoning Board. Chairman Fowler requested that Mr. Bartels forward a copy of the waiver to the Environmental Commission.

Bills – Motion to pay Secretary BORYS / Garner Borys, Cromwell, Fowler, Garner, Neuman – Ayes

Mr. Borys advised that he will be unable to attend the meeting of December 18, 2007.

Meeting Adjourned 8:50 PM

Minutes prepared and submitted by:

Kathleen Sevchenko