

JACKSON TOWNSHIP ENVIRONMENTAL COMMISSION
Meeting of January 15, 2008
MINUTES

Chairman Gene Fowler called the meeting to order at 7:37 PM followed by a flag salute. Compliance of the Open Public Meeting Act (N.J.S.A. 10:4) announced

Roll Call:

Present – Lonnie Cromwell, Hank Aranda, Denise Garner, Lori Neuman, Gene Fowler

Excused – Dick Borys, Blanche Krubner

Motion to approve Minutes of December 18, 2007 Meeting - ARANDA / Garner
L. Cromwell, H. Aranda, D. Garner, G. Fowler – Ayes L. Neuman – Abstain

Chairman's Opening Statement for 2008 – Chairman Fowler stated that all members of the Environmental Commission (Commission) are Association of New Jersey Environmental Commissions (ANJEC) Members for the 2008 year. Three members may attend an upcoming Rutgers Class, New Brunswick, on March 6, for the updated regulations for the "Flood Hazard Control Act". Also, business cards, along with name plates have been ordered.

Hank Aranda, in cooperation with the Township Clerk's office, has updated the Township Code Book as it applies to the Environmental Commission.

In an effort to better track documents, Lori Neuman drafted a letter tracking spreadsheet. Also, a draft stormwater management checklist for the review of Stormwater Management Reports (SMR) has been developed by Ms. Neuman. These checklists will be discussed later in the meeting.

Hank Aranda suggests that the Township be contacted as to the appointment of two new alternates, per the township code book, for the Commission. Hank notes that he will be unable to attend meetings during the months of February, March and April. Gene Fowler may not be able to attend the meeting for February, and in that case Vice-chairwoman Blanche Krubner will chair the meeting.

In effort to clarify general comments by applicants stating that the Commission approves projects, Chairman Fowler noted that the Commission does not vote on the approval or denial of applications, the Commission only makes recommendations to the Planning and Zoning Boards on the application.

Block 20502 Lot 27 Casey Hunter, Whitesville Road and Cannon Blvd. Correct Block and Lot is needed for this application. This property is located in the Pinelands. Must add page numbers of the Pinelands Comprehensive Management Plan (CMP) to the applicant's letter. Mr. Cromwell will check on the block and lot numbers. Motion to add Pineland CMP page numbers to the applicant's letter.

CROMWELL / Aranda L. Cromwell – Aye H. Aranda – Aye

D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 6501 Lots 42.06 & 43 Michelle R. Katz, History Lane. Revised letter to be sent out requesting a SMR pursuant to Twp. Ord. 109-184.

Block 2603 Lots 29, 20 & 31 James R. Johnson, Jr., Patterson Road. New documentation, dated 12/19/07 was submitted to the Commission from the applicant's consultant, Mr. Ian Borden of Professional Design Services (PDS). The 12/19/07 submission consists of a SMR; Ocean County Soil Conservation District (OCSCD) letters dated 3/6/03 and 5/15/07; New Jersey Department of Environmental Protection (NJDEP) Freshwater Wetland Letter of interpretation (LOI) dated 3/14/02 and 7/10/07. Mr. Fowler had contacted Mr. Borden to ask him to attend tonight's meeting to clarify his cover letter of 12/19/2007. A new and separate review is now being conducted. Mr. Fowler has found information on the property on the "Sites with On-Site Sources of Contamination" the site is referred to as Patterson Road and has a Preferred ID # of G000005661 and an AA Case # of 931167. Mr. Fowler will take the newly submitted documents and report at the next meeting. The applicant will

be requested to do an Open Public Records Act (OPRA) review. Mr. Fowler has been unable to reach Mr. Borden in order to do a site review. Mr. Fowler noted that the Commission's letter to PDS from 1998 is not valid in that the Commission did not have a quorum at the meeting when the matter was reviewed, as reported in the referenced letter.

Motion to send correspondence to PDS requesting that an OPRA review be done. NEUMAN / Garner L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 19403 Lots 19 & 20 RG-2 Associates, LLC Grawtown Road. The Commission cannot act upon or review recent submittal based upon the Planning Board's "Letter of Refusal" dated 12/21/07. All documents submitted to the Commission will be retained for future reference.

Block 82.01 Lots 8 & 9.01 Denise Garner created a map in a Geographic Information System (GIS) format and found a Federal Emergency Management Agency (FEMA) flood hazard line that runs through the property. This could have some type of impact. The property next to it is partially cleared, the entire section is in the wetlands boundary. Ms. Garner will forward a copy of the GIS map to all members for review and Mr. Fowler will forward same to the consultant. The applicant will be asked to attend a Commission meeting. New Block # 15701 Lot 16 & 19 BMJ of Jackson LLC is noted. Motion to send letter to consultant to attend a meeting ARANDA / Cromwell L. Cromwell – Aye H. Aranda – Aye D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 56.01 Lots 61 & 74 Megan's Associates, County Line Road & Bennetts Mills Road. A letter dated 12/1/07 was sent requesting a Threatened & Endangered (T & E) species report be submitted. This matter will go before the Zoning Board on 1/16/2008.

Block 11801 Lot 79 Beth Zion Messianic Synagogue – Rte. 528. Will check for letter from November 2007 requesting additional information from applicant on building permits and stormwater management plans for two proposed basins. Applicant will be asked to attend a meeting. Commission will follow upon permit status as well as a pending site inspection. Motion by GARNER / Aranda L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 2603 Lot 13 West Commodore Business Park, County Line & Wright DeBow Roads. Mr. Fowler contacted LGA Engineering, the consultant, in follow-up to the Commission's recent letter that requested a SMR. To date, no additional information has been received.. Applicant must submit a SMR based on previous SMRs by other LGA projects in Jackson. Lori Neuman and Denise Garner did the site inspection. When the SMR is received they will again review the site.

Block 111.03 Lots 105 & 107 Proposed PNC Bank, County Line Road & North Cooksbridge Road. Ms. Garner notes that the property is right on top of the Metedeconk River (a C1 waterbody). There is concern regarding the tapping into the existing basin for stormwater, is this allowed? This is in the boundaries of a C1 and should be denied by the Planning Board. The Commission has received no response to the letter of September 2007. Planning and Zoning will be sent a letter regarding this application being submitted 4 – 6 months after it was received by that board, cc: DW Smith (fax: 732-905-8669).
ARANDA / Cromwell L. Cromwell – Aye H. Aranda – Aye D. Garner – Aye L. Neuman – Aye
G. Fowler – Aye

Block 4801 Lots 27 & 28 488 North County Line Road, Franklin M. Menzel Lonnie Cromwell and Hank Aranda did the site inspection on December 20, 2007. Original house will be demolished as the County has taken road frontage. The new house is to be a modular, with no basement, moved back on the property. Mr. Aranda's only concern is that the old house has asbestos siding and

mentioned this to the applicant. Anything friable on the dwelling would need a NJDEP permit, abated by permit. Otherwise there are no concerns. Letter to be sent (cc: East Cost Engineering, Inc.)

Motion – NEUMAN / Garner L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 12705 Lot 1 Proposed Cooksbridge Retail Mall, submitted by Challoner & Associates, LLC. Ms. Garner will pick up another set of plans for site inspection. Tabled to February 2008 meeting.

Block 14801 Lot 5 Proposed Cooksbridge Office Park, submitted by Challoner & Associates, LLC. Ms. Garner will pick up another set of plans for site inspection. Tabled to February 2008 meeting.

Block 12101 Lot 32 Jersey Central Power & Light, Bennetts Mills Road. Proposed project is a sub-station. This is scheduled for the Zoning Board meeting of January 16, 2008. Mr. Cromwell and Mr. Aranda did the site inspection in December 2007. Mr. Fowler has written up Hank's comments, read to the Commission, and will submit to the Zoning Board, he will attend the meeting. The applicant must submit an Environmental Impact Statement (EIS), Tree Save Plan and SMR. Mr. Cromwell states that there is a tributary on the backside of the property, it is heavily forested and wet. The applicant will be asked to determine if the tributary will be disrupted. Letter to be sent to applicant ARANDA / Garner L. Cromwell – Aye H. Aranda – Aye D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 111 Lot 33.03 PNC Bank. New SMR sent to Commission that was prepared a few years ago for another property (Cooks Landing Commercial). This document is in response to the Commission's letter dated 10/01/07. One report covers two properties. Commission questions what is the status of the other property on the SMR? This reports combines with Charlie Brown's Restaurant. Letter to be sent to Planning and Zoning Boards regarding the SMP dated 1/19/2004 for Block 111 Lot 33.03 and Lots 105 & 107. Charlie Brown's Restaurant was on the agenda but never received the SMR (9/2007 cover letter). SMR for the PNC Bank appears to encompass Charlie Brown's SMR. Commission needs additional information from the Zoning Engineer as to the SMR for both applicants. Denise Garner will take the PNC SMR and make a comparison between that the Charlie Brown's location. Motion ARANDA / Cromwell L. Cromwell – Aye H. Aranda – Aye D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 22105 Lot 1.01 Applicant: Farady Associates, Fargo Avenue. Proposed Office Building (Eagle Ridge Office Building). Mr. Cromwell did site inspection in January 2007 and Mr. Aranda did an inspection on 8/31/2007. The consultant, LGA Engineering states that they have a variance from the Zoning Board stating that they do not need a Tree Save Plan. Mr. Cromwell will research the claim of the Zoning Board variance. Received map, no interest.

Motion to send letter – no interest ARANADA / Garner L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 12001 Lots 1 & 2 Quick Chek Corp., West Veterans Highway & Leesville Road. Application approved by Zoning Board. Applicant has Use Variance Approval. Applicant will be asked for SMR and to forward a copy of the LOI to the Commission. Motion GARNER / Aranda L. Cromwell – Aye H. Aranda – Aye D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 6507 Lots 11 & 12 Harmony Bank No objections letter send out August 31, 2007 by Commission. Applicant did not receive letter. New letter of "no interest" will be sent out.

Motion ARANDA / Cromwell L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Block 154.34 Lot 21.03 (Rec'd 8/2006) Jeffery Bond owner, M&J Real Estate Holdings, Inc. applicant. Cosmo Lane. Plans were reviewed with vote of no objection pending Forrester review and approval. Motion by Denise Garner, 2nd by Lonnie Cromwell Cromwell, Garner, Krubner, Neuman, Fowler, and Borys – Yes New letter to be sent out confirming the vote of 8/2006. Forestry concerns should be deferred to the Zoning Board.

NEW BUSINESS

Block 1302 Lot 8 - Durant Street, Variance Plan submitted by PDS, cover letter dated 1/2/08 Lonnie Cromwell will take plans for review.

Block 83 Lot 23.03 406 Bennetts Mills Road. Major site plan resolution compliance submitted by East Coast Engineering, Inc. Cover letter dated 12/18/07. Application approved by Zoning. Commission had no concerns in November 2006, obtained use variance in 2006. Based on review of Commission's minutes of 11/2006, wherein there were no objections and review of new plans 5/22/07, the Commission has no objections.

Motion ARANDA / Garner L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

OTHER:

Council Member Scott Martin was present at the meeting and discussion included a request for a member of the Environmental Commission to be included on the Zoning Board. Mr. Martin suggested that a letter be sent to Council President Ann Updegrave.

Comments:

Discussion of SMR checklist - Lori Neuman presented a draft master checklist that will document information regarding the receipt of SMRs to determine compliance with Twp. Ordinance 109-184 (non-Pinelands). The draft checklist will be referred to Mr. Dan Burke, P.E., Jackson Twp. Municipal Engineer, for final comments. Projects in the Pinelands will be referred to the CMP.

Ms. Neuman also presented a draft for tracking letters sent out by the Commission. Ms. Neuman initiated the spreadsheet in effort to cross-reference an applicant's submittal to the Commission's correspondence addressed to the Planning and Zoning and whereas the applicant is copied.

Commission's Environmental Education sub-Committee – Chairman Fowler and Kathy Rogacki (Jackson resident) will contact the local School District and organize a stormwater education project at the High School for the upcoming Earth Day.

Bills – Approve Secretary Salary of \$100 ARANDA / Cromwell L. Cromwell – Aye H. Aranda – Aye
D. Garner – Aye L. Neuman – Aye G. Fowler – Aye

Meeting adjourned 10:30 PM

Minutes prepared and submitted by:

Kathleen Sevchenko
Recording Secretary