

**Jackson Township Environmental Commission**  
**Meeting of**  
**August 18, 2020**  
**Minutes**

Chairman Jeff Riker called the meeting to order at 7:43 pm followed by a flag salute and reading of compliance with the Open Public Meetings Act (N.J.S.A. 10:4)

**Present:** J. Myers, L. Kissling, L. Cromwell, J. Riker

**Absent:** F. Howlett

**Minutes of July 21, 2020** – Motion to approve made by J. Myers second by L. Cromwell

Commission Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 23001 / Lots 22 – 29 Jackson Trails – S. Hope Chapel Road -**

This application is presently in litigation, it will be carried.

**Block 20101 / Lot 30 Sams Road Subdivision** Boro Engineering (1) Copy of Site Plan Application Copy of Environmental Impact Statement Kim Skibo and S. DeMarzo reviewed the plans and did a site visit on May 15, 2019. The property is 8.21 acres. The applicant is seeking to divide the property into six one acre lots in the R3 Zone. There will be private wells, with public sewer. No storm water management plan has been received. The LOI was received. There is a 50' buffer to the Dove's Mill Creek. Kim noted that there are inconsistencies in the EIS.

Letter of Concern was sent to Boro Engineering on 5/24/2019. Response received from Boro on 5/28/2019, Kim Skibo responded. Response received from Boro Engineering. Jeff Riker and Leo Kissling will review the application and report back. Application was carried.

**Block 22112 / Lot 5 220 Faraday, LLC** WJH Engineering Proposed Warehouse and Office Space Two (2) copies of Preliminary & Final Major Site Plans dated 4/12/19 One (1) copy of Jackson Township application. Presently in design, awaiting a tree count. Will come back before the Planning Board. Letter of Concern was sent 8/22/2019 Letter of Concern to be resent.

**Block 19403 / Lot 8 Grawtown Road** PDS Two (2) sets of Preliminary & Final Major Subdivision Plans Two (2) copies of Storm water Report Two (2) copies of EIS (to follow)

J. Riker has reviewed the application and has no concerns. Motion to send Letter of No Concern made by J. Myers, second by J. Riker

Vote: J. Myers, J. Riker – Ayes L. Cromwell, L. Kissling - Abstain

**Block 7001 / Lot 23 84 Valley Road – Minor Subdivision (PDS)**

Two sets of Minor Subdivision Plans. Subdivide an existing lot with a house into two (2) lots to create one (1) new lot in the R-1 Zone – serviced by public sewer.

Application will be carried.

**Block 22010 / Lots 2 & 6 360 Faraday Avenue** PDS Proposed Commercial Site

Two (2) copies of EIS, Two (2) copies of Storm Water Report, Two (2) copies of Major Site Plans

Jeff Riker reviewed the plans and did a site visit of the property. The property is 2.2 acres on top of a hill in the Industrial Zone. There is septic and wells. The new building will match the existing buildings.

Motion to send Letter of No Concern made by L. Cromwell, second by J. Riker

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 13401 / Lots 2.02, 4.01, 15, 16, 24 & 26 Green Valley Road** WJH Engineering Preliminary Major Subdivision 1 Copy of Plans, 1 Copy of Application Application is incomplete, EIS and Conservation Overlay and Maps are needed. Requested application to be resubmitted. Will follow up on request for resubmittal.

**Block 20701 / Lot 2 Denton Holdings, LLC Denton Lane** PDS Preliminary & Final Major Subdivision Two (2) copies of Environmental Impact Statement Two (2) copies of Storm water report Two (2) sets of Preliminary & Final Major Subdivision Plans J. Riker has reviewed the plans, water and sewer will be brought to the site.

Motion to send Letter of No Concern made by J. Riker, second by J. Myers

Vote: J. Myers, L. Kissling, J. Riker – Ayes L. Cromwell - Abstain

**Block 12001/ Lots 3, 6 & 7 Jackson Towne Center** Crest Engineering Associates, Inc. Minor Subdivision One partial set of the Site Plan, (Cover sheet, Site Plan & Overall Plan, Utility Plan & Details only) dated 3/15/20. Environmental Impact Statement dated 3/15/20 Also received One (1) copy of the Minor Subdivision Plan dated 3/15/20. Phase 2 of the Project. There is endangered wildlife on the site.

L. Cromwell and J. Riker reviewed the plans and did a site visit. J. Riker noted that there are Vernal Pools on the site, along with rattlesnakes, Barred Owls and Blue Heron. He has concerns regarding the swampy area. There is a tributary of the Metedeconk, possible the Toms River on the property.

Crest Engineering will be asked to attend a meeting to describe mitigation and protection strategies for the wildlife.

Motion to request that Crest Engineering representative attend an Environmental Commission meeting to describe mitigation and protection strategies for the existing wildlife on the site made by J. Riker, second by J. Myers

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 4101 / Lot 20.02 Jackson Woods – Southeast** Maser Consulting Preliminary Major Subdivision Copy of Land Development Application Project Narrative Environmental Impact Statement 75 Pages of Plans. Lonnie Cromwell has reviewed the plans and stated that more basins were added and less amount of units. Now 450 units off Freehold Road. This is a part of Jackson 21.

Motion to send Letter of No Concern made by L. Cromwell, second by J. Myers

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 3001 / Lots 5, 6, 19 & 20 Adventure Crossing – Phase 2** PDS Preliminary & Final Major Site Plan Two (2) copies of Environmental Impact Statement Report Two (2) copies of Storm water report Two (2) sets of Preliminary & Final Major Site Plans Leo Kissling and Jonathan Myers took the plans for review. The site consists of 72 ½ acres, 63 acres of which will have the forest removed. There was no mention of Bald Eagles in the T&E. A representative from PDS will be asked to attend the Environmental Commission to describe mitigation and protection strategies for wildlife on the site.

Motion made by J. Riker, second by J. Myers

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

## **New Business / Applications**

**Block 15901 / Lot 4 144 East Veterans Highway** PDS Variance Submission

Two copies of Variance Plans J. Riker noted the application is to demolish an existing structure and build another home on the property. He has no concerns with the application.

Motion to send Letter of No Concern made by L. Cromwell, second by J. Myers

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 3601 / Lots 19, 33, 34, 35 & 40 Burke Road** PDS Preliminary & Final Major Subdivision

Two copies of EIS, Two copies of Stormwater Report, Two copies of Preliminary & Final Major Subdivision J. Myers noted the area is mostly cleared, application is to build 10 homes.

Motion to send Letter of No Concern made by J. Riker, second by L. Kissling

Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 9001 / Lot 13 196 Willow Drive** PDS (Jennifer Kuhn – Applicant) Minor Subdivision Two copies of Minor Subdivision Plans. Applicant wants to divide one lot into two lots.  
Motion to send Letter of No Concern made by J. Myers, second by L. Cromwell  
Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Block 10401 / Lot 5.04 Block 17802 / Lot 57.01 Jackson Parke South** Partner Engineering & Science, LLC Preliminary & Final Major Subdivision and Site Plan One set of Preliminary & Final Major Subdivision and Site Plan, south Section Revised 7/14/20  
One set Preliminary & Final Major Site Plan and Subdivision Landscape & Lighting Plans and Details by Spiezle Arch. Group Revised 7/15/20  
One copy of EIS prepared by Dubois Env. Consultants, LLC dated 11/30/18  
Application was put on hold by Judge Troncone. No action taken.

**Block 102 / Lot 1 463 Monmouth Road** PDS Preliminary & Final Major Site Plan  
Two copies of Stormwater Report  
Two sets of Preliminary & Final Major Site Plans  
Located at Alyson Road & Rte. 537. PDS will be requested to provide an EIS for this application.

**Block 6501 / Lot 42.04 2180 West County Line Road** DW Smith Associates, LLC Preliminary & Final Site Plan for Proposed 6,000 sf office building, parking, landscaping, lighting and stormwater management facilities. Application was reviewed. Motion to send Letter of No Concern made by J. Riker, second by J. Myers  
Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

**Public** - None Open / Close All Ayes

**Correspondence** – Miscellaneous correspondence received

**Bills** – Motion to pay all Bills made by J. Riker, second by L. Cromwell  
Commission Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

Motion to Adjourn made by J. Myers, second by L. Kissling  
Commission Vote: J. Myers, L. Kissling, L. Cromwell, J. Riker – Ayes

Meeting Adjourned 8:39 pm  
Minutes prepared and submitted by:  
Kathleen Sevckenko, Secretary