

# MANSFIELD TOWNSHIP ENVIRONMENTAL COMMISSION

## Regular Meeting

April 9, 2018 7:00 p.m.

*Call to Order:* The April 9, 2018 regular meeting of the Environmental Commission was called to order by Bob Tallon at 7:05 p.m. at the Mansfield Township Municipal Building. Everyone present participated in the Pledge of Allegiance.

*Flag Salute*

*Open Public Meetings Statement:* Public notice of this meeting pursuant to the Open Public Meeting Act NJSA 10:4.6 to 10:4.21 has been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by Mansfield Township Environmental Commission on January 29, 2018. Said resolution was transmitted to the Burlington County Times, filed with the Clerk of the Township, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the Regular Meeting Schedule and who prepaid any charges fixed for such service. All of the mailing, posting, and filing has been accomplished as of February 14, 2018.

### ROLL CALL

Dorothy Wirth- <b>present</b>	Robert Tallon- <b>present</b>	Serra Gungor- <b>present</b>
John Kampo- <b>present</b>	Daniel Caldwell- <b>present</b>	Yaga Erwin- <b>present</b>
Robert Harrison- <b>present</b>	Jack Kelly- <b>present</b>	Robert J. Higgins, Liaison
Mark Clark- absent	Todd Kokotajlo-absent	Frederick D. Cain, Liaison

*Call to Order:*

### Approval of Minutes:

- Bob Harrison made a motion to approve the March 12<sup>th</sup> Regular Meeting minutes and John Kampo seconded the motion. The remaining present members who attended the March 12th meeting approved the minutes. The motion passed.

### Correspondence:

#### Public Notification Letter for Freshwater Wetlands LOI-Manheim Auction Expansion;

*Dan Caldwell advised the Board that he has contacted the applicant and has asked for an EIS but has not heard back. He will follow up with them.*

#### OPRA request for Diocese of Trenton property on Island Ave.

*Yaga Erwin advised the Board that she didn't find any old documents pertaining to this property.*

*The Board discussed the issue with all of the OPRA requests. The Board does not have a full time employee to keep track of all of the documents and may not be able to respond in a timely manner.*

**Engineer Report:** Nothing to report

**New Business:** None

**Old Business:**

*Amended Preliminary and Final Site Plan Application for Margolis Warehouse Distribution Facility-Block 47.01, Lot 3.02, 9.01, 11 & 12.*

*The Board received the documents mentioned above at the meeting and expressed their dissatisfaction with not having the proper time required to review all of the documents. Dotty Wirth believes that the applicant should have mailed the documents directly to each member's address and not to the township. Many members are not able to stop there for pick up during the regular business hours.*

*After just a quick review at the meeting, a few immediate concerns were raised as follows:*

- 1. Noise, pollution and traffic issues from the many trucks that will be going in and out of the warehouse.*
- 2. John Kampo expressed his concern for the safety since there are many buses and cars transporting children in and out of Liberty Lake, which is located right near the proposed warehouse site.*
- 3. Bob Tallon is concerned about the impervious areas of the project potentially increasing the flooding risk of the area which is already prone to flooding.*
- 4. The Board questioned the benefit to the Township of approving this project. John Kampo advised the Board that when the question was asked at the previous PB meeting no one seemed to know how much money or tax revenue this project would bring. Further, the Board expressed their concern that there is a possibility that the Applicant may consider obtaining a Pilot which would result in a tax exemption for an unspecified amount of time, which can be 10, 15 or even 30 years, hence, diminishing any profit to the Township.*
- 5. Yaga Erwin expressed her concerns as to the loss of property value of the many houses in the surrounding area of the warehouse site.*
- 6. Bob Tallon advised the Board that he has seen freshwater mussels (and took some pictures of them), which are pretty rare and perhaps could even be endangered. He has suggested that this should be further investigated.*

*Dan Caldwell provided the Board with a very thorough written review of the EIS. Some of his concerns were as follows:*

- 1. The applicant has stated that there was no construction on the site but, in fact, the applicant has already installed the outfall structures on the property.*
- 2. The applicant has asked for a waiver for doing the pre and post stream sampling. However, Dan recommends that a full waiver should not be granted and that the initial sampling should be done within 30 days of construction with additional sampling post construction.*
- 3. With reference to the noise levels, Dan recommends that the applicant should perform studies of noise level pre-construction and then again while the construction is in full force. Further, no-idle zones should be clearly posted, as proposed in the plans.*
- 4. Even though Crafts Creek is not listed as “a trout or migratory fish associated waterway” there are other organisms, micro-organisms, and such which are dependent on Crafts Creek and should be taken into consideration. Also, it is extremely important that the applicant follows very closely the Stormwater Basins Maintenance Manual for the proposed 9 storm water basins.*
- 5. It has been noted that Eastern Box Turtles, Wood Turtles and the Great Blue Heron, which are considered threatened, have been present within a quarter mile of the site.*

*Additional recommendations that were not covered by the EIS are the following:*

- 1. The applicant is required to be part of the Mansfield Recycling program, including reporting the tonnage numbers to the Mansfield Township Recycling Coordinator.*
- 2. Due to the fact that the basins are pretty steep, it is recommended that the slope stabilization should be put in place. Also, it is advised that mechanical aerators should be installed to help move the standing water in the basins.*
- 3. The applicant should make sure that the vegetation that will be planted near the basins is adequate to prevent and/or discourage the Canadian Geese from breeding. In general, that would consist of tall grasses, shrubs, bushes or even low fences and rock walls.*

*Upon further discussion with the Board, the following recommendations were made:*

- 1. Further testing should be made to insure that the grading of the property will not cut into the water table.*
- 2. Calculation of the incoming tide should be performed to see how it will affect the basins to avoid flooding.*
- 3. It is recommended that an ambient biological monitoring should take place near the site.*
- 4. Bob Tallon suggested sending pictures to the applicant of the flooding in the area post previous hurricanes to make them aware of the already existing problem in the area.*

**Adjournment:** Motion to adjourn at 9:04 p.m. was made by Bob Tallon and seconded by Jack Kelly. All present members approved and the motion passed.

Respectfully prepared and submitted:

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Yaga Erwin, Secretary