

MANSFIELD TOWNSHIP ENVIRONMENTAL COMMISSION
Special Meeting
January 14, 2019 7:00 p.m.

CALL TO ORDER

FLAG SALUTE

OPENING STATEMENT

Adequate Notice has been provided for this Special Meeting and has been posted on the Official Bulletin Board of the Township Of Mansfield, noticed to the Burlington County Times on January 11, 2019, Trenton Times on January 12, 2019 and filed with the Municipal Clerk of the Township of Mansfield, notice of which contained the date, time, place and purpose of this meeting.

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

NEW BUSINESS:

1. Amended Preliminary Major Site Plan Application for Mansfield Warehousing @ 55 Aaronson Rd./3267 Rt. 206, Columbus

Kelly Kultys, a reporter from the Burlington County Times was present throughout the meeting.

Comments from the Board:

Bob Tallon expressed his concerns about the originally proposed 150ft buffer on both sides of the stream which seems to be smaller now.

Further, he is concerned about the newly proposed underground basins. Originally the applicant proposed to have wet basins which would perform much better than the underground basins.

Todd Kokotajlo raised a question about who is going to maintain and test the underground basins' filters.

Fred Cain suggested that we should require the applicant to test and maintain the basins. However, he wondered who will be responsible for checking the data.

Dan Caldwell suggested that we could hire the Burlington County Soil Conservation and have them charge the applicant for the cost of same.

Fred Cain questioned if the sewer is still going to be connected to the Mapleton sewer system. Dan advised the Board that this is no longer the case and now it will be connected to the Four Seasons.

Jack Kelly expressed his concerns about this change and questioned why it was made.

Bob Tallon expressed his concern regarding the conductivity numbers which are pretty high already and now with the additional impervious areas will potentially raise the numbers even higher. He wondered if we could request the applicant for a better treating mechanism that would be less damaging to the conductivity levels.

Dottie Wirth asked if there is any naturally occurring arsenic on the property.

Dan Caldwell informed her that because of the use of the property, they are not required to perform testing for that.

Comments from Dan Caldwell:

Stormwater:

Dan noticed that there is soil data but they used County data. He would like to see an updated soil borings or a boring location map.

Energy:

The applicant needs to provide an update about the results of the administrative review.

Soil:

The applicant needs to provide soil testing results, as well as the new soil test boring data due to change of the basin's layout.

Sub-Surface Water

The Applicant needs to verify that the upcoming water hook up will not impact the surrounding residential water supply.

Dottie Wirth made a motion to have Dan Caldwell prepare a report itemizing concerns and comments to be provided to the Planning Board and the Applicant. Todd Kokotajlo seconded the motion. The remaining members approved the motion. The motion passed.

Having the need for this Special Meeting prompted Fred Cain to raise the question whether or not the Board has enough time to review incoming applications and provide their responses.

The Board agreed with him that we currently do not have the adequate time necessary and that 45 days may be more realistic.

Bob Tallon made a motion to suggest to the Planning Board that 45 days may be more appropriate time to review future applications. Mark Clark seconded the motion. The remaining members approved the motion. The motion passed.

The Board further questioned if the current rule for the Environmental Commission to review applications over 3 acres projects may need to be updated. The Board believes that even small projects may have significant impact to the environment.

Bob Tallon made a motion to ask the Planning Board to have any and all of the future applications made available to the Environmental Board for their review and comment. Mark Clark seconded the motion. The remaining members approved the motion. The motion passed.

Public Comment:

None

Adjournment: Motion to adjourn at 8:00 p.m. was made by Fred Cain and seconded by Bob Tallon. All present members approved and the motion passed.

Next Regular Meeting: February 11, 2019 @7:00 p.m.