

WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION  
REGULAR MEETING MINUTES

April 13, 2022  
ZOOM Meeting

**I. CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Wednesday, April 13, 2022.

Wayne DeFeo called the meeting to start at 7:08pm via a Zoom meeting Conference.

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

**II. ROLL CALL**

Present: Wayne DeFeo, Susan Zeitels, Karen Task, Valerie Meyers  
Absent: Karen Kaiser, Laura Mandell, Jerry Toth

**III. Discussion**

**Minutes**

The March 2022 minutes were approved. Susan Zeitels made a motion to approve and Valerie Meyers seconded it. All members were in agreement.

Wayne DeFeo thanked Susan Zeitels for her hard work and submittal of the 2022 American Water Company Environmental Grant Program. The proposal was for creating a Bioswale to protect community gardens from Stormwater Runoff at Wagner Farm Arboretum. American Water will notify Susan Zeitels by the end of April with their final decision.

Wayne DeFeo discussed with the group the final 2022 WEC budget. \$3675 was requested and \$3325 was approved for 2022. This is an increase of \$525 from 2021. Additional funds were put into education, books and subscriptions.

**NEW BUSINESS**

- CASE: PB22-02  
BLOCK/LOT: Block 110 Lots 9.03 and 9.04  
DATE: February 22, 2022  
APPLICANT: **HSC Warren, LLC – Tractor Supply Company**  
Proposal: Preliminary & Final Site Plan w/Variations  
Engineer: Dynamic Engineering

1. WEC commends Tractor Supply Company for the entire storm water management plan which included a very extensive maintenance plan.
2. WEC commends applicant on the extensive tree planting plan. WEC suggests using a monthly non -toxic deer repellent on all plantings. See attached list of Native trees and plants.
3. WEC recommends if the applicant is going to use prepared soil (as noted in 8A in the planting specification page 8), WEC recommends one part peatmoss be replaced with mature compost. WEC does not recommend the emerald green arborvitae or the invasive spirea in the plan.
4. WEC recommend hay bale sediment barriers be replaced with compost filter barriers as recommended by the USEPA BMP's (see attached).
5. WEC would like confirmation that all outdoor Lumineers comply with dark sky lighting standards as it seemed to be the case while reviewing the plans.
6. WEC supports the variance request for reduced parking spaces.
7. WEC concurs with the health department with regard to contamination on site and the monitoring of this as to avoid further contamination.
8. WEC recommends an EV charging station. Recent reports show that retail stores that offer this experience larger sales as customers shop longer while waiting for their vehicle to charge.
9. WEC would like applicant to consider solar panels on the roof.

IV Adjournment – 8:35PM Karen Task made a motion to adjourn the meeting and Valerie Meyers seconded it.

The next meeting will be held on May 11, 2022 at 7pm via ZOOM.

Respectfully Submitted,

Krisann Bintley, Secretary  
Environmental Commission