

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

May 11, 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, May 11, 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, Laura Mandell, Susan Zeitels, Karen Task, Valerie Meyers, Jerry Toth
Absent: Karen Kaiser,

III. Discussion

Minutes

The April 2022 minutes were approved. Susan Zeitels made a motion to approve and Karen Task seconded it. All members were in agreement.

NEW BUSINESS

1. CASE: PB 21-04
BLOCK/LOT Block 205 Kits 58-61
DATE: May 2022
APPLICANT: **Hillcrest Crossing LLC**
Proposal: MAJOR SUB-DIVISION
Engineer: Tung-To Lam
Attorney: Katherine A. Coffey

1. Based on the plans submitted, WEC is of the opinion that this development violates the principals of healthy and active living. The Warren Township Ordinance 16-20.2, letter N states the developer shall provide active and passive recreation. The plans presented have no walking paths or nature trails, no playground or open spaces.
 - a. WEC recommends that the site be re-designed to correct for this defect in the plan.
2. A) In regard to the tree planting plan, WEC recommends replacing twenty-three (23) Douglas Fir trees with twenty – three (23) Pitch Pine. Douglas Fir, which is native to the North West may not survive in this area due to climate conditions. In addition, the species is prone to insect damage. Pitch Pine are native to New Jersey and tolerant to many weather conditions. WEC also recommends replacing the Norway Spruce (Non-native) with Blue Spruce,

preferably of a variety that has been cultivated to maintain its lower branches since the species is native to the U.S. and indigenous to N.J.

B) All plantings should be made in the appropriate planting season to maximize natural irrigation. Plantings are often made during the heat of the summer with corresponding plant loss due to poor irrigation and planning. WEC recommends doubling the native perennials proposed for the site. The following native plants are recommended: Northern Bayberry, Coral Honeysuckle, Sweetbay Magnolia. WEC does not recommend Spirea.

1). See attached list of Native trees and plants for WEC recommendations.

3. All Bio - retention basin plants should all be native species.
4. The current design includes a significant amount of unshaded area. As designed, the site is subject to the creation of a significant heat island effect. WEC recommends increasing deciduous shade tree cover to help with this Heat Island effect.
5. WEC would like the developer to consider bio-swales as part of the drainage plan. This will help minimize the drainage into the bio retention basins as well as provide for a more effective and aesthetic considerations.
6. To minimize noise pollution WEC suggests on the northern edge of the property installing a sound wall system. WEC also recommends triple pane windows be installed on all apartments facing Route 78.
7. WEC would like confirmation that all outdoor luminaires comply with dark sky lighting standards.
8. Based on the LEED Green Building Standards, WEC recommends 9 to 18 EV charging stations spread out through the development.
 - a. These stations need not be free, but should be available to all tenants regardless of location.
9. WEC concurs with the health department with regard to potential contamination on site and the monitoring of this so as to avoid further contamination.
10. WEC recommends all parking spaces be constructed with permeable pavement and that the design of the site incorporate permeable pavement in conjunction with bio-swales.
11. WEC recommends that buildings conform to the general green building guidelines developed by WEC. (See attached). These guidelines incorporate elements of energy efficiency, cool roof design and healthy indoor air features that are extraordinarily timely under current circumstances.

IV Adjournment – 8:42PM Valerie Meyers made a motion to adjourn the meeting and Karen Task seconded it.

The next meeting will be held on June 8, 2022 at 7pm via ZOOM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission