

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

June 12, 2019 – 7:00 P.M.

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 June 12, 2019.

Laura Mandell called the meeting to order at 7:00PM.

Flag salute

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: Laura Mandell, Phil Lobo, Karen Task, Karen Kaiser, Wayne DeFeo
Absent: Harold Black, Susan Zeitels, Lisa Pita

III. Discussion

Mark McCarthy, a Warren Township resident joined the meeting. Laura Mandell informed the group that Sal Di Bianca resigned from the group due to scheduling conflicts.

April meeting minutes were reviewed by the members who attended that meeting. Karen Task made a motion to approve the minutes and Phil Lobo seconded it.

NEW BUSINESS:

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| 1. CASE: | BA 19-07 |
| BLOCK/LOT | Block 212 Lot 20.01 50 Stirling Road |
| DATE: | March 12, 2019 |
| APPLICANT: | Maddy Realty – Stone House Restaurant |
| PROPOSAL: | Variance – Hotel and Bulk |

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. WEC recommends not clear cutting the property but instead, use current parking area for hotel and create parking underground.
2. WEC recommends Green Roof design to manage storm water run-off.
3. In regard to storm water management, WEC recommends on-site storm water management to re-use water for irrigation this would include a water storage tank for collected rain water.
4. WEC recommends where the current grassy area on the Stiles Road side is converted to a rain garden to mitigate the water runoff.
5. WEC strongly recommends the tree disturbance be minimized to every extent possible.
6. WEC recommends low impact construction to limit the water usage and the volume of the sewer impact.
7. WEC recognizes the amount of steep slopes on this property and is concerned especially during the winter months where icing can occur becoming a traffic hazard on Stirling road.
8. To avoid light pollution, WEC recommends using fully shielded lighting, using warm white or filtered LEDs instead of the bright white.

IV: General Discussion:

Dark Sky Ordinance was discussed with the group and modified to add to 15-7-3D to include the following:

1. Always use “warm-white” or filtered LED’s (CCT <3000 K; S/P ratio < 1.2) to minimize blue emission
2. Avoid the temptation to over-light because of the higher luminous efficiency of LED’s

WEC reviewed the Long Hill Township EC notes, Long Hill Township did a master plan review and the E.C gave comments for that Master Plan. WEC thinks this a great idea going forward for Warren Township’s Master Plan.

Mark McCarthy discussed the environmental concerns regarding the Lindberg Avenue project. He brought up the topic of the conservation easement on the re-development zone and asked the group for guidance. In the area to be developed there are vernal ponds and wild species that will be impacted. The species are: Red Shoulder Hawk, Indian Bat, Broad Winged Hawk, Goss Hawk, Wood Frogs and Barred Owl. These species are in danger of becoming extinct in New Jersey. Mr McCarthy shared photos of the hawks with the group. Laura Mandell and Wayne DeFeo suggested he reach out to the DEP and the NJ Audubon Society.

It was discussed that the WEC would like to attend the TCC meetings held by the Planning Board and Board of Adjustment, Krisann Bintley to follow up with Mark Krane regarding this.

V. Adjournment – 8:45pm Karen Task made a motion to adjourn the meeting and Phil Lobo seconded it.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission