



Bernards Township Environmental Commission



BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – September 26, 2022 – 7pm

CALL TO ORDER

Regular member Nancy Cook called the meeting to order at 7:00 pm in the Warren Craft Room, Bernards Township Municipal Building in accordance with the Open Public Meeting Act of 1975.

FLAG SALUTE

All those assembled saluted the flag.

ROLL CALL

Present: Nancy Cook, John Crane, Todd Edelstein (Alternate 1), Corey Fischer, John Valeri Jr., Sarah Wolfson (Alternate 2, phone, left at 7:26 pm)

Absent: Debra DeWitt, Alice Smyk, Jennifer Asay, James LaMaire

Also Present: Kaitlin Cartoccio, Recording Secretary, Debbie Turoczy – Resident, Joan Meyers – Resident

APPROVAL OF MEETING MINUTES

Motion to approve the July 25, 2022, minutes made by Todd Edelstein second by John Crane. All in favor, motion carried.

REPORTS & MISCELLANEOUS CORRESPONDENCE

a. ANJEC Email

Todd Edelstein reported on and shared that there was a free webinar about flooding and stormwater management. Debra Dewitt attended. The meeting was recorded, so members can watch it. Debra DeWitt sent an email to Todd Edelstein and Nancy Cook that she'll discuss the webinar during next meeting.



b. Roux 9.6.22 Letter

No comment.

c. EcolSciences Letter

No comment.

DISCUSSION

a. Subcommittee Reports

1. Applications

No comments.

No comment

2. ANJEC

Storm water webinar previously mentioned. Regular emails with information being sent out.

3. Native Pollinator Group

No update.

4. Community Outreach/Education

No update.

5. Guerilla Gardening

No update.

6. 2 H Projects/Activities

No update.



7. Pumpkin Smash flyer

2nd year. Kids take baseball bats and smash the pumpkins on the palettes, then remaining pumpkins are fed to the pigs. Volunteers needed. Press release and post on township website

OLD BUSINESS

a. Status on Current Projects:

No update. Discussion on the Washington house tent.

Sarah Wolfson left the call at 7:26 pm.

NEW BUSINESS

a. Orthmann - PB - 22-004 - 49 Liberty Corner Road - Modification of condition - setback relief to construct a 3-car garage on existing carriage house.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

b. Soled - ZB 22-017 - 6 Fenwick Place - Relief for construction of an in-ground pool (1) located in a front yard (2) not behind the rear building line of an adjacent dwelling.

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.



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Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

c. Ventriglia - ZB 22-018 - 180 Somerville Road - Relief for lot non-conformities & side yard setbacks & impervious coverage to construct new dwelling.

The Environmental Commission notes the proposed lot coverage exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Todd Edelstein, seconded by John Valeri Jr

All in favor, motion carried.

d. Jacobs – ZB 22-019 – 270 Childs Rd – Bulk variance (front yard setback) for addition.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Corey Fischer, seconded by John Valeri Jr.



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All in favor, motion carried.

e. Powell – ZB 22-020 – 112 S Alward Ave – Relief for front yard setback to add a front porch.

No environmental concerns. No comment.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

f. Ratz – ZB 22-022 – 27 Brentwood Ct – Bulk variance to construct an addition & modify & expand decking on an existing dwelling.

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Commission notes that due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered.

The Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil.

This property contains a wetlands conservation easement and as such, the Commission would like to see an LOI. In addition, the Commission would like the Board to examine the Riparian Buffer. Regarding the presence of and proposed development on the existing wetlands, the Commission defers to the NJDEP review of the Freshwater Wetland Individual Permit.

The Commission believes that the impact of this development on the environment would be contradictory to the stream buffer conservation ordinance which limits or prohibits certain activities, including erecting any permanent structure. The stream buffer conservation ordinance was created to better protect the stream buffers and enhance the water quality of the adjacent



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streams. The regulations provide reasonable controls governing the restoration, conservation, disturbance, and management of existing stream buffers along all perennial (flows continuously) and intermittent (does not always have water in it) streams, lakes, and ponds in the municipality. Therefore, the EC does not support any intrusion into the stream buffer conservation area

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Commission wants township residents to use the best management practices available when discharging pool water.

The Commission would request the Board to have the applicant discuss how the proposal promotes the environmental goals and objectives of the Master Plan.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

g. Zhang – ZB 22-023 – 125 Highland Ave – Relief for parking an RV in a front yard & for various structures in the yard.

The Commission would ask the Board to remind the applicants that they are virtually at capacity on lot coverage and that any future additions such as patios, sheds, pools, or any other impervious surface coverage items would put them over the limit. The Commission suggests they discuss this with the applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.

Motion by Todd Edelstein, seconded by Corey Fischer.

All in favor, motion carried.

h. Silva – ZB 22-025 – 48 Crest Dr – Bulk variance to install an 8' high fence in rear yard.

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.



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i. Campbell – ZB 22-024 – 34 Spencer Rd – Bulk variance to install an in-ground swimming pool & patio.

The Environmental Commission notes that due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered.

The Commission notes the proposed lot coverage exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Corey Fischer, seconded by John Valeri Jr.

All in favor, motion carried.

PUBLIC COMMENT

Debbie Turoczy and Joan Meyers had come to the meeting to discuss the Zhang property but after some discussion realized this was not the meeting they intended on attending. The members of the Commission educated the residents on what the Environmental Commission does and suggested they attend the Planning Board meeting. The residents were concerned about the shed/tiny house since it was previously approved and what the variance was for. They inquired about where the RV could be stored if/when approved.



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COMMENTS BY MEMBERS

Todd Edelstein suggested that the agenda be broken up into smaller pieces so it can load faster on their laptops and tablets.

ADJOURNMENT

Meeting was adjourned at 8:10 pm. Motion by John Crane, seconded by Todd Edelstein. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members

FROM: Nancy Cook
Bernards Township Environmental Commission

DATE: September 28, 2022

SUBJECT: Application Review

The Environmental Commission reviewed this application at its September 26, 2022, meeting and has the following comments:

Orthman – PB22-004, 49 Liberty Corner Road

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.

Cc: David Schley, Township Planner
Cyndi Kiefer, Secretary; for distribution to PB members and Attorney to applicant



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: John Crane
Bernards Township Environmental Commission

DATE: September 28, 2022

SUBJECT: Applications Review

The Environmental Commission reviewed these applications at their September 26, 2022, meeting and forwards the following comments:

Soled – ZB22-017, 6 Fenwick Place

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Ventriglia – ZB22-118, 180 Somerville Road

The Environmental Commission notes the existing and proposed lot coverage exceeds the maximum amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is a concern with this application, therefore site features to promote the recharge of stormwater from the roof leaders should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners (<http://www.nju.gov/dep/gi/>).

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.

Jacobs – ZB22-019, 270 Childs Road

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.



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Powell – ZB22-020, 112 S. Alward Avenue

The Environmental Commission has no comments on this application.

Ratz – ZB22-022, 27 Brentwood Court

The site is very environmentally constrained containing riparian and stream buffers and wetlands. The Environmental Commission recommends the Board require the applicant to obtain a new LOI from the NJDEP for wetlands, stream encroachment, flood hazard lines and riparian zones. Additionally, the Environmental Commission defers to the NJDEP review of any required permits (Freshwater Wetland Individual Permit).

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Environmental Commission notes that due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered.

The Environmental Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil. The EC would like the applicant to demonstrate how the recharge of stormwater will be accomplished.

The EC believes that the impact of this development on the environment would be contradictory to the stream buffer conservation ordinance which limits or prohibits certain activities, including erecting any permanent structure. The stream buffer conservation ordinance was created to better protect the stream buffers and enhance the water quality of the adjacent streams. The regulations provide reasonable controls governing the restoration, conservation, disturbance, and management of existing stream buffers along all perennial (flows continuously) and intermittent (does not always have water in it) streams, lakes, and ponds in the municipality. Therefore, the EC does not support any intrusion into the stream buffer conservation area.

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

The Environmental Commission would request the Board to have the applicant discuss how the proposal promotes the environmental goals and objectives of the Master Plan.



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Zhang – ZB22-023, 125 Highland Avenue

The Commission would ask the Board to remind the applicants that they are virtually at capacity on lot coverage and that any future additions such as patios, sheds, pools, concrete pads for mechanicals (AC, generators) or any other impervious surface coverage items would put them over the limit. The Commission suggests they discuss this with the applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.

Silva – ZB22-025, 48 Crest Drive

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

Campbell – ZB22-024, 34 Spencer Road

The Environmental Commission notes that due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered.

The Environmental Commission notes the existing lot coverage exceeds the maximum amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is a concern with this application, therefore site features to promote the recharge of stormwater from the roof leaders should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners (<http://www.nju.gov/dep/gi/>)

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction. Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

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Cc: David Schley, Township Planner
Cyndi Kiefer, Secretary; for distribution to BOA members