



**Eatontown Environmental Commission
Borough Hall, 47 Broad Street
December 17, 2020 at 7:00 PM
MINUTES**

1) CALL MEETING TO ORDER: The meeting was called to order at 7:02PM .

2) SUNSHINE STMT: This meeting is being held via ZOOM in compliance with the Open Public Meeting Act. The Zoom link was posted on the Borough web site: www.eatontownnj.com and the Borough's Facebook page.

3) ROLL CALL

MEMBER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Bagwell, Laura	X	X	<i>C</i>	<i>N</i>	X	X	X	X	X	X	X	X
Batinsey, John	E	E	<i>A</i>	<i>O</i>	E	E	E	E	E	E	E	E
Dlugosz, Ed	X	X	<i>N</i>		X	X	X	X	X	X	X	X
Fratini, Steve	X	X	<i>C</i>	<i>Q</i>	X	X	X	X	X	X	X	X
Kretsch, Ken	X	7: 47- 8:10	<i>E</i>	<i>U</i>	X			X	X	X	X	X
Regan, Mark (Council)	X	X	<i>L</i>	<i>O</i>	X	X	X	X	X	X	X	X
Woloshin, Mark (PB)		X	<i>E</i>	<i>R</i>								
Greene, Roger (Assoc)			<i>D</i>	<i>U</i>								
Jacobs, Matt (Assoc.)				<i>M</i>								

PUBLIC: Wanna Chin, Jess Buck

4) APPROVAL OF MINUTES: Ed moved to approve November's minutes. Steve seconded. Minutes approved unanimously.

5) OPEN ITEMS:

Issue	Discussion	Action
FMERA/ESAC	Ed attended the ESAC meeting on Monday. There was a public session to discuss the final approval of the DPW site that is on Ave. of the Memories, across from the Bowling Alley. This site is prone to flooding and next to a landfill. This was the final rendering / discussion of the topic before going to Eatontown Planning Board. Permits are required for 1) the flooding and 2) that there will be 1/4 acre of disturbance on the site. T&M claimed the plan was in good shape to be approved. / Suneagles property: Affordable housing / detention basin near Maxwell. The permit regarding the size of the detention basin was approved. / Regarding the Landfills close to Rose Court: vegetation was already removed; the addition of 2 feet of topsoil has begun. A discussion of landfills ensued. M2 - M5 are the	Ed will send out a map of the landfills. (Laura will append it to the minutes).

	main landfills. M8 is the tallest, and there are a couple by Oceanport Creek, and one on the other side of Hope Road, in the Charles Wood Area. Wanna asked for a map of the landfills. <i>*See the full report Ed sent to the Mayor at the end of the minutes.</i>	
RESIGNATION	Ed will be resigning from EC / Green Team / Community Garden/ FMERA. Everyone thanked him for his service - his depth and breadth of knowledge will be missed.	
Stormwater Outfall Mapping project	Ed said he budgeted \$800-\$1,000 for a high quality GPS to do an outfall inventory, now that we have Ft. Monmouth among our properties and Whale Pond Brook.	
PARK TREES	Arboretum: Ken noticed two commemorative trees are in disrepair and need care. Can Mark R. coordinate with Shade Tree arborist to check them out? Ed mentioned he was in the process of mapping the trees. Husky Brook: Laura mentioned Ken also had concerns with damage being done to the trunks of trees amidst the grassy area when they lawn is cared for and are whacked by a weed whacker. Creating a mulch area should be a great idea.	Mark R. will coordinate to follow up with the Business Administrator and Bob Wolf to discuss.
Rain Garden Projects	Let's look at getting a rain garden created in Eatontown somewhere. Dr. Obropta has proposed different locations in town for possible rain gardens, including the Meadowbrook School.	Laura will send Wanna Dr. Obropta's rain garden presentation
Stormwater Ordinance	Ahead of the meeting, Laura emailed the enhanced stormwater ordinance to the EC to discuss.	TABLED

6) SITE PLAN REVIEW: Reviewed two plans partially. The team will review further and submit comments to Ken & Laura to eventually submit to the Planning Board by the end of the year. Thanks to Wanna for providing comments regarding plantings.

a) Eatontown Wyckoff, LLC (formerly Fidelity Eatontown, LLC): Block 2303, Lot 1

Location: 141 Hwy. 35

Project Name: Amended site plan approval to reduce previously approved fast food restaurant from 4,475 SF to 2,327 SF, increase bank from 3,280 SF to 3,399 SF and provide additional 2,499 SF shopping center retail. Total area of 11,854 SF mixed use building; 2,000 SF retail building; 2,327 SF retail building and 5,051 SF Wawa (no change proposed to the approved Wawa convenience store with gas). Ken will pick up the hardcopy plan at Boro Hall. Steve wants concerns about traffic coming out of the facility and onto Wyckoff to be communicated to the traffic committee.

General Comments: 6 acre site. The site used to be a drive-in before Brookwood and trailer park.

Turtle Mill Brook wanders through Brookwood Property and hits the corner of the site. There is a 6 foot fence there. Appears runoff will go into the catch basin and not into the creek. Site has too much parking, Ken mentioned the town has always been too generous with parking.

Issues: Idling / impervious surfaces / good rain garden. concerns about landscaping/ encourage natives. Variance needed- set back to residential.

Ken will check earlier plan to see what occurred.

Lighting: Wanna asked about LED lighting is on the blue spectrum and are the worst for wildlife.

<https://www.quora.com/Can-you-change-the-color-temperature-of-an-LED?share=1>

Wanna is concerned about wireless features of lighting and EMF.

b) Monmouth Plaza Enterprises, LLC: Block 1304, Lot 21.01

Location: Route 35 and Wyckoff Road

Project Name: Proposed Site Improvements

Laura will pick up hardcopy of the plan tomorrow at Boro Hall.

A new building is proposed at the north end of the site. Demolishing Burger King at the south end of the site. There are a lot of existing nonconformities. Bike parking should be recommended, and a rain garden or some pervious green infrastructure to mitigate the large amount of impervious surface on the site.

7) PUBLIC: Wanna Chin, Jess Buck

Wanna Chin reported there is a proposed Amazon warehouse project in Tinton Falls near the Jumping Brook golf course. Hearing at Tinton Falls Monmouth Regional High School. Wanna will email the hearing notice to the EC.

8) ADJOURNMENT: Meeting was adjourned at 9:05PM.

9) NEXT MEETING: Tuesday, January 26, 2021 at 7:00PM via ZOOM. * ***NOTE NEW MEETING DATE IN 2021 - meetings will be held the 4th Tuesday of the month at 7PM.***

Respectfully submitted,

Laura Bagwell

Eatontown Environmental Commission

Ed's report to the Mayor for FMERA is below:

Memorandum for Record

Subject: Environmental Staff Advisory Committee (ESAC)

Date: December 7, 2020, 4:30p.m.

Location: Virtual Meeting via *Microsoft Teams*

A. Mandatory Conceptual Review (MCR): An MCR meeting is a FMERA milestone event which marks the final disposition of a FM property and eventual handoff to the subject borough's Planning Board (PB). Copies of the document are not issued to community ESAC members at the meeting but are sent to the borough's PB. Since ESAC identifies itself to be the Environmental Commission of Record IAW NJ Law, this part of the meeting is open but limited to the subject borough's public. There were no members of the public announced at this session, which was virtual. At this ESAC meeting Oceanport's Barkers Circle Parcel and Eatontown DPW Parcel were presented.

The FMERA presentation of the Eatontown parcel was short and relayed again that Eatontown's engineering firm, T&M Associates performed a thorough survey and vetting of the property and deemed the property fit for occupation. The only new item that was raised by FMERA was that there would be a small grading project to provide for better drainage. (I had requested copies of the MCR over time and were told that they could be had from the Eatontown Planning Board since it was sent to the PB.)

The FMERA presentation of the Barker Circle Parcel was more detailed and presented the project as reuse of the generally eastern FM Historic area for residential and commercial uses.

This Marked the Conclusion of the Public Portion of the Meeting

B. Eatontown Properties Status:

- 1) Parcel B: FMERA announced that a new bidder (name TBD) has shown interest in developing Parcel B which extends from Route 35 to Rittko Avenue on the western half of Main Post section of FM. The main takeaway was that there would be more residential and less commercial use than previous developers plans. FMERA also presented that there would be a survey of former bidders to determine lessons learned and suggestions for the future.
- 2) Suneagles Golf Course Parcel: Freshwater Wetlands General Permit were Issued by the NJDEP which will allow the size of the detention basin located near Hole 10 and McGill Drive.
- 3) Bowling Alley: FMERA stated that the Bowling Alley project was moving forward and expected that it would be completed "soon". They mentioned without comment that the Art Barracks were in Eatontown's hands.
- 4) FMERA mentioned that the Expo Theater is being marketed as its own parcel. Several developers TBD were showing interest.
- 5) A new section of the Water Utility is being installed in the southern portion of the Eatontown section of the Main Post

C. Eatontown Carve-Out Parcel Updates: The only carve-out parcel in the Eatontown area was the Landfill Capping Project.

1. Capping work, mainly tree and shrub clearing, has started at the M2, M3, M4, M5 Landfills along the Wampum and LaFetra Brooks. Contiguous to the M5 landfill is Oceanport's M8 Landfill which lies at the confluence of the Wampum and LaFetra Brooks and Parker Creek. Plans are still being argued regarding its disposition.

D. Non-Eatontown Carve-Out Parcel Updates:

All are status quo:

- Former AAFES Gas Station: Building 699, ECP Parcel 52, Site FTMM-53
- Former Dry-Cleaning Facility: ECP Parcel 96, Site FTMM-68: RI/FS Report (November 2020)
- Former Neutralization Pit: Building 2700, ECP Parcel 16, Site FTMM-22