



**Eatontown Environmental Commission**  
**Borough Hall, 47 Broad Street**  
**August 20, 2020 at 7:00 PM**  
**MINUTES**

**1) CALL MEETING TO ORDER:** The meeting was called to order at 7:06PM.

**2) SUNSHINE STATEMENT:** This meeting is being held via ZOOM in compliance with the Open Public Meetings Act. The Zoom link was posted on the Borough web site: [www.eatontownnj.com](http://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	C	N	X	X	X	X				
Batinsey, John	E	E	A	O	E	E	E	E				
Dlugosz, Ed	X	X	N		X	X	X	X				
Fratini, Steve	X	X	C	Q	X	X	X	X				
Kretsch, Ken	X	7: 47- 8:10	E	U	X			X				
Regan, Mark (Council)	X	X	L	O	X	X	X	X				
Woloshin, Mark (PB)		X	E	R								
Greene, Roger (Assoc)			D	U								
Jacobs, Matt (Assoc.)				M								

**Guests:** Wanna Chen, Sara Breslow

**4) APPROVAL OF MINUTES FROM LAST MEETING:** A motion was made by Mark R. to approve the July 16th minutes. Steve seconded. Vote to approve was 4-0-1, with Ken abstaining.

**5) OPEN ITEMS:**

Issue	Discussion	Action
<b>PLANNING BOARD APPLICATIONS</b>	Ed reported he was not notified that there were any plans for review. He accessed the planning portal to see if there were any plans. One is for the Storage Facility which goes before the Zoning Board on 8/24/2020. He contacted Ms. Connelly for details as to whether he was notified of the meeting and provided a set of plans to review. The footprint is close to the setbacks. The height might be too high. Even if the comments are late, the EC will review the plans and submit comments. Laura emailed the EC the Zoom link to the upcoming Zoning Board meeting on August 24 <sup>th</sup> .	Ken and Ed will review the Storage facility plan.
<b>NATIVE PLANT ORDINANCE</b>	Laura discussed the draft ordinance. Ed is very interested pursuing. Discussion about natives and promoting deer resistant plants. Wanna will forward the Rutgers list of natives. Laura reported using the Native Plant Society of NJ lists of native plants that are specific to	

	<p>Monmouth County, as well as deer resistant native plant species. Jersey Friendly Yards is also an excellent resource.</p> <p><a href="https://www.jerseyyards.org/">https://www.jerseyyards.org/</a></p>	
<b>DISC GOLF PLAN</b>	Ed asked Mark R. if he got us a copy of the disc golf map. Mark R. reported that he missed a call from Billy. He should have a copy to us shortly.	Mark R. to follow up.
<b>POLLINATOR GARDEN</b>	Laura reported that the pollinator garden is proceeding in the community garden site. Ed mentioned that he and Wanna are discussing planting natives outside the boundary of the community garden fencing.	Laura will continue planting the garden, now that the weather is cooler.
<b>INVASIVE SPECIES STRIKE FORCE TRAINING</b>	<p>Laura reported that a Master Gardener is working to organize a Monmouth County Invasive Species Strike Force, and organized a training with an expert on invasive species mitigation. Laura reported the training on 10/10/2020 and they offered to host it at the Arboretum. Ed is very interested in pursuing this, and has focused his efforts on Earth Day clean ups at the Arboretum, which also included a component of clearing invasive vines off of trees.</p> <p>The training will hopefully result in a contingent of Eatontown residents who will serve to monitor invasives in the Borough's parks and work with the town in addressing them.</p> <p>Wanna mentioned that Husky Brook Park has invasives newly infiltrating there, which would be a good place to target before they establish a stronghold. She also mentioned 80 Acres Park is relatively pristine, but that there are some invasives appearing on the fringes of the park boundaries. These should be addressed by the team as a priority to nip it in the bud (pun intended).</p>	Laura to finalize the coordination of the training at the Arboretum.
<b>COMPLETE STREETS COMMITTEE</b>	Steve reported on the \$275K grant – there is a complication of crossing across Wampum Brook. A possible elevated boardwalk will be constructed so that the path is ADA accessible.	
<b>FMERA</b>	Ed reported there was no meeting this month.	
<b>RECYCLING / REDUCING POLLUTION</b>	Laura reported she is playing phone tag with Emily, our Recycling Coordinator, to discuss tipping fees / recycling issues, and when our contract is up, is there a consideration to separate recyclables.	Laura to follow up.
<b>WAMPUM FLOODING</b>	What is the status of the flooding assessment? Mark R. will try to get a hold of the presentation on the flooding.	Mark R. to obtain copy of report and forward to EC.
<b>STORMWATER ORDINANCE</b>	Laura asked about stormwater ordinance and reported a trustee of the WhalePond Brook Watershed Association, Scott, can attend the September EC meeting to discuss the ordinance and answer any questions. Ed wants to map the stormwater outfalls.	
<b>PLASTIC BAG</b>		Laura / TABLED

ORDINANCE		
ANNUAL RPT		Ed / TABLED
BUS. CARDS		Mark R./TABLED
SOCIAL MEDIA		Ken / TABLED
COMMUNITY GARDEN COMMITTEE		
GREEN TEAM - EDF FELLOW		TABLED
WEB SITE		TABLED
LIGHTING		TABLED

**6) SITE PLAN REVIEW:** We were forwarded the plans for The Bowling Alley at Fort Monmouth for comments. The EC submitted comments on 7/30/2020. Laura reported that the developer's team were not given our comments. The Mayor reported at the PB meeting that the EC was merely given the plans as a courtesy, that there is a Ft. Monmouth entity that reviews for environmental concerns. Fortunately, Virginia East read into the record the EC's comments to make sure they were all addressed by the developer.

Ed reported that FMERA had identified by law that property on Ft. Monmouth will be reviewed by an Environmental Advisory Group, however, this group was never asked to review anything. Last year, however, they asked the Advisory Group to look at some plans. Ed is on this committee, called the ESAC (what does this stand for?). The reports are not very thorough or rigorous, and anything the group does is considered a “note” and not a “minute”. Ken will sit in on some Zooms to see what is going on to see if we are being slighted. Ed said that the Mall comments were given short shrift.

**7) PUBLIC COMMENTS / GUESTS:** Wanna Chen mentioned regarding flooding, that the road between the Greek Restaurant and Eagle Coffee Shop has a lot of flooding. Ken reported it is because the pipe that goes under the road is too small. Wanna reported that, re: invasives, Husky Brook is coming up with new invasive species.

**8) ADJOURNMENT:** Meeting was adjourned at 7:58PM.

**9) NEXT MEETING:** Thursday, September 17, 2020 at 7:00PM via ZOOM, unless the Borough has reopened buildings for public meetings.

Respectfully submitted,

Laura Bagwell  
Eatontown Environmental Commission

Attachments:

Ft. Monmouth Bowling Alley Environmental Commission comments, submitted 7/30/2020

March 11, 2018 (should be 7/30/2020)

From: Eatontown Environmental Commission

To: Eatontown Planning Board,

Subject: Eatontown Environmental Commission Plan Review: Fort Monmouth Bowling Center

The Eatontown Environmental Commission (EEC) has reviewed the subject plans and application and finds that it complies with Eatontown ordinances with the following exceptions and best practices:

**1. Lighting:**

Since the property has been vacant for an extended period of time and does not currently see any current light trespass, we have a concern that the developer's plan to use the 30 foot existing light poles rather than conform to the regulations of the lesser of 18 feet or the height of the building would have a negative impact on the surroundings and traffic. Here, the light poles exceed the maximum height requirement. Depending on how late the businesses remain open and the parking lots remain lit, it may well disturb the wildlife nesting there. The lighting also exceeds the Basic and Enhanced luminance for parking lots, of 1.0 footcandle and 2.5 footcandles, respectively. The EEC recommends either lowering the light poles or reducing the footcandles to enhance the building site and conform to current lighting standards, which prove to reduce glare and allow for greater safety, visibility for drivers and older people. The EEC recommends and the lighting ordinance requires using full cut-off light fixtures. The EEC opposes the light trespass along Messenger and Wilson Avenues, as high as 1-foot candle, exceeding the lighting of limit is 0.1 footcandle by 10x.

**2. Site Plan:**

Based on Eatontown's Complete Streets Ordinance and our Draft Master Plan, the EEC

Strongly support including bicycle racks to encourage non-motorized transportation to the business. While the Complete Streets survey indicated bike racks the site plan diagrams don't show any. We also strongly support providing electric vehicle (EV) charging stations.

The EEC also needs answers to the following questions in order to fully evaluate the site plan:

- a) Where is the main entrance? Is it the one across from the handicap spots?
- b) Are the doors facing Wilson and Saltzman for emergencies only?
- c) Remove the concrete walk from the southwest corner to the sidewalk
- d) Sidewalk from the Saltzman door to the sidewalk
- e) Extends the Wilson Ave sidewalk to the parking lot
- f) The Wilson Avenue side is not clear. Will any existing concrete not part of the patio be removed? Will the door have any walkway to the nearest sidewalk. Will the existing concrete steps be removed?

g) Will the patio be enclosed?

### **3. Landscaping:**

The EEC strongly encourage the use of green infrastructure, including pervious pavement in certain areas, to mitigate the lack of the 10% landscaped area where more than 25 parking spaces are provided. Given that the location is in a CAFRA zone, any green infrastructure is highly encouraged to mitigate any stormwater runoff. We support the creation of a rain garden in the lawn area along Messenger Avenue.

The EEC supports Phase II implementation of landscaping requirement at surface parking area to have 10 feet for landscaping, which is not proposed along Messenger & Wilson Avenues in Phase I.

The EEC and the tree ordinance also strongly support a better mix of varieties of deciduous and evergreen trees. Will there be any landscaping in on the north side of the site where the existing building is to be demolished?

### **4. Endangered & Threatened Wildlife:**

The EEC strongly supports the taking of all precautions from March 18 - August 31st for the protection and minimization of disturbance of the active osprey nest that is within 60 feet of the Bowling Alley Center. The site is also within the vicinity of an active bald eagle nest, but more than 600 feet away. Since this site is within a CAFRA zone, this should trigger the need for a NJDEP permit, which would consider specific provisions concerning the wildlife that would be written into the permit.

### **5. Stormwater Management:**

The EEC supports and encourages installation of a rain garden to accommodate the roof leader / downspout discharge for at least one area to provide for adequate recharge to groundwater.

As indicated above, the EEC conditionally approves the application pending acceptance of exceptions, best practices, and provision of the remedy therein. If there are any questions, please call or write me at the contacts below.

Sincerely,

Edward Dlugosz, Chairman

Eatontown Environmental Commission

[edlugosz@verizon.net](mailto:edlugosz@verizon.net)