

Borough of Eatontown
Environmental Commission
47 Broad Street, Eatontown, NJ 07724
<http://eatontownnj.com/environmental/>

January 28, 2021

Eatontown Planning Board
47 Broad Street
Eatontown, NJ 07724

RE: Amended Preliminary & Final Major
Site Plan Review of
DCH Ford of Eatontown
Block 2401, Lot 54
85 Hwy 36 (Westbound & Marin Way)
Prior reviews in 2018 and Oct 2020)

Comments due: 1/28/2021
Hearing: 2/1/2021

Dear Members of the Planning Board:

I hope you all are keeping safe and healthy. The Environmental Commission recommends the following for the above-referenced amended site plan:

1. Stormwater Management:

As the project will disturb about 1.4 acres, it qualifies as a major development and is subject to the NJDEP's Stormwater Management Rules. The new NJ Stormwater Management rules - to be adopted in March 2021- will require green infrastructure. As such, the EC recommends using green infrastructure as a good faith effort to reflect the new regulations.

As this site was once forested, the EC respectfully recommends adding a **rain garden** to accommodate a roof leader / downspout discharge for at least one area to provide for adequate recharge to groundwater and provide some habitat for pollinators. The EC also recommends **pervious pavement** on a portion of the expanse of parking lot in order to break up the flow of runoff over impervious surfaces; filter impurities and reduce the occurrence of ice as well as the need for as much melting agent (ideally not rock salt).

2. Lighting:

If the site requires the enhanced security lighting levels, there are light level on the plan below the minimum of 0.5 foot-candles, mostly on the aforementioned east side of the building. Otherwise, the minimum of 0.5 seems to be met. Given the uniformity ration of 15:1 for enhanced security establishments, the maximum light level would be 7.5 foot candles. All level on the current plan are within this requirement. However, the previous plan has lighting levels well above this maximum value. In other words, if the applicant is reducing the lighting to the east of the building, the lighting throughout

the parking lot will have to be reduced to stay within the uniformity ratio.

It is kindly requested that the color light of the LED fixtures contain the Color Temperature of amber (3,000K or less), thus reducing white and blue light as much as possible, as it has harmful effects for wildlife: <https://news.mongabay.com/2018/06/let-there-be-light-but-be-mindful-of-the-wildlife/>

3. Green Building Design:

As this site was a once a forested area until most of the trees were removed during the first plan in 2018, multiple mitigating actions can be implemented that are aligned with the Borough's Master Plan.

The EC recommends including the following techniques to reduce the carbon footprint of the site as well as to mitigate the loss of the forested land, which acted as a carbon sink and provided habitat:

- Solar on the roof and parking lot;
- Passive solar to reduce the need for artificial lighting;
- Water conservation features
- Green roof design
- Use of recycled materials in the construction of the new building

4. Landscape Plan:

The EC supports the aspect of DCH's plan in the Stormwater Management Report that will "retain native, non-invasive vegetation, plant low-maintenance landscaping, plant native vegetation, and minimize the creation of lawns and the use of plantings and vegetation that require the excessive use of fertilizers, pesticides, and irrigation." The EC recommends using deer-resistant native plants in the landscaping of the property. A good resource of finding local native plants is <https://www.jerseyyards.org/jersey-friendly-plants/native-plants/>.

We recommend removing the invasive wineberry¹ from the wooded buffer area along Marin Way. http://nyis.info/invasive_species/wineberry/. We also recommend removing the invasive Tree of Heaven from the wooded buffer area because it is the favorite host trees for the invasive and destructive Spotted Lantern Fly. <https://extension.psu.edu/controlling-tree-of-heaven-why-it-matters>

<https://ecosystems.psu.edu/research/centers/private-forests/news/tree-of-heaven-and-the-spotted-lanternfly-two-invasive-species-to-watch>
<https://njaes.rutgers.edu/spotted-lanternfly/>

To maintain a natural wooded buffer that shields neighboring homeowners from the bright lights in the parking area, we request that native, deer-resistant trees be added as needed to replace the mature trees that are dying, and pull any invasive vines, such as oriental bittersweet, Japanese honeysuckle, English ivy, and wisteria.

https://www.jerseyyards.org/plant/?fwp_plant_type=tree&fwp_new_jersey_native=yes&fwp_deer_resistance=1-deer-high

5. Bicycle Parking / Electric Vehicle Charging Stations:

The EC recommends adding bicycle parking and the installation of an Electric Vehicle Charging station.

¹ Wineberry is highly invasive and will quickly take over and sprawl out into the sidewalk which is problematic because of the thorns. The wineberry appears to have recently invaded within the past year or two and is therefore more easy to remove now before it becomes firmly established. You might want to check the wooded buffer area along the northern border for wineberry as well.

Thank you for your kind consideration of the above recommended changes.

Very truly yours,

Laura Bagwell

Laura Bagwell
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