

South Plainfield Environmental Commission
Unofficial Minutes - July 10, 2019

1. CALL TO ORDER

Notice having been filed with the Courier News and S.P. Observer, Chairwoman Dorothy Miele called the Environmental Commission meeting unofficial in compliance with the Open Public Meetings Act at 8:05 pm.

Present: Dorothy Miele, Rich Houghton (planning board liaison)

Alternate members present: Jordan Mandel

Associate members present: Lisa Roseo (secretary)

Others: Dr. Alice Tempel (environmental specialist)

Absent: Tom Walsh, Debra Leporino, Danielle Hurst, John Ferguson, Adam Butrico and Jon Dean

2. APPROVAL OF MINUTES

The minutes of the June 12, 2019 meeting could not be approved due to lack of a quorum.

3. INVITATION FOR PUBLIC COMMENT

- There were no members of the public present.

4. BUDGET - Dr. A. Tempel

- O&E (FY2019) The final budget was adopted = \$2,375. Since the last meeting we spent \$40.13 to reimburse Debbie Boyle for cost of refreshments at the Green Team video screening. YTD spent = \$497.93. Balance = \$1,877.07.
- Clean Communities - (2018 grant \$45,915.07) Since the last meeting we spent \$21,279.00 on: \$1,191.00 on sign enforcement and litter removal salary & wages; \$475 on litter can maintenance; \$18,822.80 on street sweeping (Oct. '18 - May '19) \$120 street sweepings disposal; \$110 for truck maintenance; \$372 for promotional items. Spent YTD = \$41,514.88. Balance = \$4,400.19.
- Signs Trust Fund – Spent \$0. The balance = \$595.12.
- Harris Steel Tree Fund – Since the last report we spent \$1,920. Deposits = \$0. Current balance is \$31,653.78.
- Sustainable Jersey PSE&G Capacity Building Grant (\$2,000) - Spent since June meeting : \$500 to consultant. Balance = \$0.

5. COMMITTEE and LIAISON REPORTS

A. Council Liaison - Mr. J. Dean

- There was no report.

B. Planning Board Liaison - Mr. R. Houghton / Mr. B. Bythell

- Rich reported on the 1111 Durham Avenue (Crossroads) site plan. The last site plan review was two months ago. The applicant recently came back but the review was scratched because they didn't have the information needed. Rich said he isn't sure they can overcome the various issues they face. The results from the storm/sanitary sewer tests have not been made public yet. Dr. Tempel questioned how the Boro would meet their affordable housing obligation if their plan falls through. Dorothy suggested the parcel at the corner of Tyler Place and New Brunswick Avenue. Then Dorothy questioned why the vegetation on that lot is completely dead; looks like it was treated with chemicals. That may have created toxic runoff which flows through HAW. Is it legal for them to spray that large of an area? Dr. Tempel suggested perhaps they plan on paving the lot. We don't know that they have not applied the

chemicals incorrectly.

- Jordan asked what is being constructed on the lot across from the dog park on New Market Avenue. Dr. Tempel asked Rich if they saw an application for the site. Lisa noted that at last month's meeting we saw that the applicant proposes to build a 189,000 sq. ft. warehouse/office building because we received notice of an application to the NJDEP for a flood hazard area individual permit and or freshwater wetlands general permit. Dr. Tempel will ask Dominic Demico.

C. Site Plan Review - Mr. A. Butrico / Mr. J. Mandel

- 7th Street/Trinity Street - current car wash. Applicant is proposing a 3-story mixed-use building. Jordan said the lot is in close proximity to a current known extent groundwater contamination site. The contamination may stem from the gas station on the corner. As SPEC mentioned previously, we will comment on their lack of landscaping & recycling plans.
- JBL Electric (3001 So. Clinton Ave.) - current contractor's storage yard. We looked at the site plan last month. Jordan said Adam toured the site and gave him feedback. They are proposing minor changes: repaving the parking lot, adding a patio and compressor shed, squaring off the building and relocating some trailers. SPEC will suggest they eliminate the Arborvitae from their landscape plan because it is food for the deer. Jordan said the building is located on top of some groundwater contamination; it is a CKE (current known extent). Dr. Tempel said when we make that known to the planning board, they should ask the applicant to provide testimony to the nature of the contamination. Dorothy questioned whose responsibility it is to keep the stream that runs along their property into HAW clean and free of vegetation. Dr. Tempel said the state won't let you dredge a stream, so they have some authority. Permits can be obtained in some circumstances.
- Keystone Community Living (Front St.) - We reviewed this last month. The applicant wants to add additional parking. Jordan and Adam looked at the site. Jordan said they will be removing some large trees. SPEC will ask for a tree removal/replacement plan. Jordan suggests a revised solid waste plan due to increased foot traffic within the building. We previously recommended they use pavers to add to their parking because it will be less impervious.
- Panzarella Contracting (New Market/So. Clinton) - applicant proposes to replace existing garage with a larger garage. They are proposing to add small strips of lawn and decorative stone which is how they calculated a reduction in impervious surface even though they are building a larger garage. They are adding landscaping. Jordan mentioned there is a nearby groundwater contamination site on the adjacent corner behind the strip mall.
- Atlas Evaluation (Montrose Ave.) - Dr. Tempel doesn't believe we submitted our comments to the board on this because we were waiting for Adam to get a tour of the facility and consult with the applicant. We had concerns about the rainwater that accumulated in front of the loading docks. Dr. Tempel will look at the board's comment letter to see the status of the application.

D. ERI - Ms. D. Leporino

- There was no report.

E. Clean Communities - Dr. A. Tempel

- There was no report.

F. Land Use - Dr. A. Tempel

- There was no report.

G. Forestry - Mr. J. Schmidt

- There was no report.

H. Highland Avenue Woods / Public Education - Mrs. D. Miele

- There was no report.

I. Historical Sites Preservation - Mr. L. Randolph

- There was no report.

- J. Pollution - Mr. A. Butrico / Ms. D. Hurst
- There was no report.
- K. Green Team - Mr. T. Walsh
- There was no report.
- L. Public Information & Technology -
- There was no report.
- M. Stormwater Advisory Committee- Mr. T. Walsh
- There was no report.
- N. Environmental Specialist - Dr. A. Tempel
- There was no report.
- O. Chairwoman's Report - Mrs. D. Miele
- There was nothing new to report.

6. INCOMING / OUTGOING CORRESPONDENCE

- A list of correspondences is attached

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

A motion to adjourn was made, all were in favor, and the meeting was adjourned at 9:00 p.m. The next regular meeting is scheduled for August 14, 2019 at 8:00 pm in the Borough Hall Conference Room.

Respectfully Submitted,
Lisa Roseo
Environmental Commission Secretary

ACRONYMS

- ANJEC - Association of New Jersey Environmental Commissions
- BOA - Board of Adjustment
- CAG - Community Advisory Group
- CBA - Clean Business Association
- CCAB - Clean Communities Advisory Board
- CFMP - Community Forestry Management Plan
- DOT - Department of Transportation

DPW - Department of Public Works
EIS - Environmental Impact Study
EPA - Environmental Protection Agency
ERI - Environmental Resources Inventory
EWA - Edison Wetlands Association
FEMA - Federal Emergency Management Agency
FOW - Friends of the Woods
GBFCP - Green Brook Flood Control Project
HAW - Highland Avenue Woods
KCS - Known Contaminated Sites
LEEDS - The Lead in Energy and Environmental Design
MCDSWM - Middlesex County Division of Solid Waste Management
MCUFAC - Middlesex County Urban Forestry Advisory Committee
NJCF - New Jersey Conservation Foundation
NJDEP - New Jersey Department of Environmental Protection
NOV - Notice of Violation
OTOSP - Oak Tree Open Space Parcel
PRP's - Potentially Responsible Parties
ROSI - Recreation and Open Space Inventory
ROW - Right-of-Way
SPBA - South Plainfield Business Association
SPEC - South Plainfield Environmental Commission
USACE - United States Army Corp of Engineers