

MOORESTOWN ENVIRONMENTAL ADVISORY COMMITTEE

Meeting Minutes

DATE: Thursday, January 21st, 2021 7:00 P.M. @ Virtual MS Teams.

PRESENT: Joan Ponessa, Barb Rich, Chris Salvatico, Brian Thomas, George Gravenstine, Jennifer Otter, Stephen Jaffe, Rakesh Gupta, Quinton Law, Patty Muscella & Nancy Jamanow.

MINUTES: Approved. Moved by George and seconded by Chris.

REORGANIZATION: Elections of officers for the current year were conducted.

Chairperson Joan Ponessa Nominated by: Chris & Seconded by: George

Vice-Chair Barb Rich Nominated by: Chris & Seconded by: Brian

Secretary Chris Salvatico Nominated by: Barb & Seconded by: Jennifer

Voice vote was unanimous for all three positions.

ADDITIONS TO AGENDA: Joan welcomed everyone (new and existing members) to the committee. She also explained that MEAC will meet on the third Thursday of every month as well as mentioned the possibility of extra meetings (usually held on Saturday) being needed when the workload is heavy, or a deadline is looming.

APPLICATIONS FOR REVIEW: Joan mentioned that there are paper copies of plans available if someone would like to review them that way rather than digitally.

CAJ Capital Investors. PB#2020-13: Block 800, Lot 7, 1249 Glen Avenue. The property consists of an existing 1 story building located on Glen Avenue. The site is in the BP-1 Business Park 1 Zoning District. The existing building is to remain and a new office/warehouse building in the rear of the site is proposed. Further improvements include the reconstruction of a paved parking lot, additional parking, new lighting and landscaping. MEAC reviewed the plans and have a couple concerns. While new drainage facilities are being shown on the plans it is difficult to determine how the drainage will perform on the southwest side of the new structure since the contouring shows the land sloping away from the new drainage network towards the front of the property. Also, since there will be significant removal of asphalt the Committee would request clarification on how this waste will be handled to prevent debris from entering the existing stormwater network and environment. MEAC also requests that the planting plan be reviewed by the Town's Landscape Architect because it appears to recommend some plantings that are considered invasive including the Chanticleer Flowering Pear and the Lacebark Elm. This application is scheduled for the February 4th Planning Board meeting.

West Camden Avenue Development Associates, LLC. PB#2020-12: Block 1102, Lots 27-33, 107 W. Camden Avenue & 31 New Albany Road. The applicant proposes to construct a retail store where an existing gas station now sits. MEAC reviewed the plans and have preliminary concerns. First, being the site of a functioning gas station that has been on the site for many years there is the potential for contamination of the soil and water table. The included Phase I

and Phase II site investigations contain a list and descriptions of several locations around the site where there is the potential for contamination as well as a narrative of actions taken to identify problematic areas. However, it is difficult to ascertain for certain if all the possible contaminants are localized or more widespread with the documentation provided. Also, it is important that the applicant be made aware of the Lenola Road Revitalization project so that development plans such as driveway access and landscaping will fit well into the overall plans for the area. This application is scheduled for the March 4th Planning Board meeting. As such, MEAC will continue to review this project next meeting before formulating final comments.

14 SBAR Blvd. PB#2020-09: Block 100, Lots 1.01-1.08. The Applicant is seeking a Minor Subdivision approval to redraw the lot lines to consolidate lots and to create two (2) separate lots. Lot 1.04 is located in the SRI Zoning district and presently contains an existing warehouse. Proposed Lot 1.09 has recently been rezoned to Affordable Multi-Family Residence -3 District and is currently vacant. There is currently a cul-de-sac road, Sbar Boulevard, that splits Proposed Lot 1.09 down the middle and provides access to Lot 1.04. In order to accommodate the future development of Proposed Lot 1.09, the Applicant is also seeking Minor Site Plan approval to eliminate the existing Sbar Boulevard and to replace it with an access drive on the east end of the property that will be part of, and provide access to, Lot 1.04. A separate application for development of Proposed Lot 1.09 will be filed in the future by the developer of that lot.

MEAC reviewed this project and had two concerns. The first concern is the creation of a flag lot in order to access the rear parcel with the existing building. It is the Committee's understanding that flag lots are prohibited by town ordinance. The second concern is the site's proximity to Republic Services. Republic Services is a waste disposal company and as such experiences large numbers of trash trucks coming and going off the property. Will this use cause an issue to an affordable housing complex so close by? MEAC understands that the committee will be given the opportunity to review any affordable housing plan that will be submitted and that this concern may be more applicable at that time. This application is scheduled for the February 4th Planning Board meeting.

Big NJ Portfolio/Bancroft. PB#2020-11: Block 500, Lot 2. Bancroft is proposing to occupy a vacant office building for educational purposes. Site improvements include sidewalk or a new access door, a rubber surface play area that is to be poured on top of the existing asphalt, perimeter fence around the play area and bollards. MEAC has no comment on this project. This project is being presented at tonight's Planning Board meeting.

MOORESTOWN STORMWATER ORDINANCE: Many of the Committee's suggestions were added to the revised ordinance. However, one large omission was the inclusion of text defining and discussing Minor Developments. The Committee believes that it is necessary to include this language since many of the projects that take place are of the smaller type and as a result cause many drainage issues. Since time is of the essence (March 2021 deadline) it was agreed that the current iteration of the ordinance will be submitted for approval. This will give the Committee time to develop additional text to address these minor developments which can then be submitted as an amendment to the full ordinance. The Committee will work on this as a priority item.

BASINS: Nancy reported that the Basins project is almost complete and ready to be sent to the State.

SWEDES RUN: STEM plans to create pollinator fields with native grasses out of the Swedes Run open space. A field visit was conducted including members of STEM, MEAC, Sustainable Moorestown, the Township and a representative from U.S. Fish and Wildlife. The outlook for this project is promising in that it is uniquely situated, not too overgrown and large enough for success. MEAC will support this project and will continue to be involved in its development.

STRAWBRIGE LAKE: George gave an update to the work at Strawbridge Lake. He mentioned that the installation of new playground equipment is almost complete. The gazebo has been repainted and the area around it was cleaned up. Spatterdock control will continue. There is an additional clean-up day scheduled for February and planning is underway for the annual Kayak races.

FUTURE MEETINGS: The next following standard meeting will be scheduled for Thursday February 18th at 7:00 P.M. on MS Teams.

The meeting was adjourned at 8:30 P.M. Moved by Chris and seconded by George.

SUBMITTED BY: Chris Salvatico, Secretary.