

Allentown Environmental Commission (AEC)

P.O. Box 487, 8 North Main Street

Zoom-<https://zoom.us/j/98956980938> Meeting ID:98956980938

Allentown, New Jersey 08501

3 November 2022

Minutes



Call to Order

The meeting was called to order in by Chairperson Bill Cotte at 7:07 p.m., and the following statement was read:

“In compliance with the ‘Open Public Meetings Act’, Chapter 231, PL 1975, Section 5, adequate notice has been given of this meeting by posting a Notice in the lobby of the Borough Hall, a public space; on the Borough’s website, Facebook page, and Twitter account and by transmitting a notice to two newspapers, THE TIMES and the ASBURY PARK PRESS, as required by law.”

Flag Salute

Role call - Present: Bill Cotte, Rick Jakober, Nancy Tindall, Wil Borkowski, Patricia Brown, and Kirstin Jakober, Jeff Ploshay, and Councilwoman Martha Johnson;; Absent: Jennifer Elder Brady  
A quorum was present.

Approval of agenda - Motion made by Nancy Tindall and 2<sup>nd</sup> Rick Jakober to approve the agenda; motion passed.

Guest Speaker - none

Minutes Review -A motion was made by Nancy Tindall and 2<sup>nd</sup> Wil Borkowski to approve the October 6, 2022 meeting minutes; Motion was passed.

Public Participation (limited to 3 minutes) – none

Communications - None

New Business – None

Old Business –

- Sterling Submission -Site Plan Review – Nancy Tindall asked whether or not any review was done by the professionals. She didn’t think the application seemed complete. Rick Jakober said it seemed like what the AEC received to review was a rough wish list for what the developer planned on doing. Wil Borkowski stated that they needed to look at the agricultural aspects and steep slope documentation on the map and look at the overlay with what the developer was proposing to put in for a water retention basin. The right side of the development was already being used for Timber Glen. Was this also

going to be used for the new development? Rick stated that there are average estimated steep slope and low areas and completely overgrown wetland in the middle. Proposed basins are put between the new buildings and the old complex. Nancy said they need to address the quality of soil and preserve the site rather than develop it.

Rick stated that they were missing all stormwater discharge and slope information and there didn't seem to be topological information for the property.

Nancy suggested looking at the alignment on the existing basins and if Timber Glen should be using the basin as well. She said there were a lot of stormwater issues with the Plan we received. Wil asked if the stormwater from the streets goes back into Doctors Creek, where will the water from the impervious surfaces of the new development go? Two basins are proposed for the site.

Nancy suggested the AEC look further into the Planning Board's process for new development. Our Environmental Commission has a handbook for site plan and subdivision review. It would be helpful, going forward, for the Planning Board to look at significant environmental concerns and critical resources. AEC had sent the ANJEC information regarding site plan/subdivision review checklist to the Planning Board.

- Mercer Corporate Park – Bill Cotte and Pat Brown attended the subdivision plan Robbinsville Zoning Board meeting on November 1. They reported about the zoning variance request for subdivision for 3 lots. There were many questions from the Robbinsville Zoning Board members regarding the stormwater issues and wetlands on the Mercer Corporate Park property. There were several objections but the variance was permitted. The next meeting on December 6 will be for the Site Plan Review.
- Stein Property Update – Rick reported that Active Acquisitions is the developer on the Stein property in Upper Freehold on the edge of Allentown. They have hired Crest Engineering, an independent engineering firm. Princeton Hydro has done a flood hazard analysis using documents from Upper Freehold which uses current old regulations according to FEMA flood hazard information. Someone on the property had bulldozed some wetlands areas where there were Phragmites. Rick had contacted and reported this to NJDEP. Rick said there were supposed to be newer stormwater, flood regulations coming out in the 2<sup>nd</sup> quarter of 2023. But unfortunately, this property would be grandfathered in. That is why there is a big push for designated/delineated wetlands issues to be dealt with now.

### Other Business

- Bring suggestions for 2023 projects to next meeting
- December meeting: Motion made by Wil Borkowski and 2<sup>nd</sup> by Rick Jakober to move the December AEC meeting to Thursday December 8 at 6P.M.; motion passed.
- Nancy spoke about the trial/pilot compost program for the Allentown area. She wrote to Dolph Geurds, OneCompostCan, to say we are interested in a program and could he do a composting workshop. It can also be a non-residential part of the collaboration, and Nancy will speak with members of the Allentown Presbyterian Church to see if they would be interested. Wil will speak with the Superintendent at the school.

- Pat brown asked about our watershed ambassador and if we had a new one for this year. Rick will check into it but he thinks it's the same one we had for last year.

Adjournment There being no further business, a motion was made by Nancy Tindall and 2<sup>nd</sup> by Wil Borkowski to adjourn the meeting at 8:02 p.m.; The motion passed.

Next Regular Meeting - Thursday, December 8, 2022, 6:00 PM Borough Hall in person and on Zoom.