

MOORESTOWN ENVIRONMENTAL ADVISORY COMMITTEE

Meeting Minutes

DATE: Thursday, February 18th, 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, Nancy Jamanow & Lisa Petriello (guest).

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

MOORESTOWN STORMWATER ORDINANCE: The discussion focused on defining and codifying the various definitions in the developing ordinance including those of Major and Minor developments, Redevelopments and Routine Maintenance as well as how these stipulations could be enforced. The Committee used two model ordinances to help in the development; the Watershed Institute Model and the State of New Jersey Model.

It was agreed upon that a:

- Major Development is one with a *“Disturbance of 1/2 acre (21780 SF) or more and/or the Creation of 5000 SF or more of Impervious Surface.”*
- While Minor Developments are ones where *“Any development that results in an increase of 500 SF and less than 5000 SF of Impervious Surface.”*

Discussion also included the idea that the Committee does not wish to be punitive, but instead would like residents to use more “stormwater friendly” materials such as pervious concrete and paver bricks with the understanding that these materials come with their own maintenance and cost requirements that could be viewed as “onerous.” This led the conversation to the conclusion that these types of materials would need to be better defined to not cause undue hardship to the resident when they need to perform routine maintenance. Brian suggested using the Tarrytown, NY model as a starting approach.

The action item for this is the Committee is to review the materials that Nancy sent out and to write-up suggested language and forward that on to her. Since time is of the essence (March 2021 deadline) it was agreed that the current iteration of the ordinance will be the version the Town Council will approve, and our additions will be added after that time.

APPLICATIONS FOR REVIEW:

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 received a review of the application for a Preliminary and Final Site Plan with Bulk Variances and Waivers from Environmental Resolutions, Inc. (ERI). They are in most part in agreement with the conclusions of the Phase I & II Site Investigation reports from The Elm Group, Inc.

The Committee has concerns about these reports in that how extensive the possible ground pollution has not been sufficiently defined. Also, there are drains located on the property, but it is

unclear from the drawings how water would get to them. The biggest concern is that since development disturbs less than 1 ac the project falls outside the current township Stormwater rules and therefore are not required to do anything to mitigate SW issues. Nancy reported that the applicant is submitting revised plans this coming week.

The Evergreens. ZBA#2020-28: Block 5400, Lots 11-15. Acts Management Services, Inc., the manager of The Evergreens Continuing Care Retirement Community proposes to construct improvements to the property which will include a new main driveway entrance. In addition, the Applicant proposes two infill building additions, canopies at the main lobby entrance and a secondary entrance, as well as various parking lot and site improvements. Parking spaces will be added in some areas, removed in others, but there will be an increase in handicapped parking spaces. In addition, the Applicant proposes to restore the existing wrought iron gates and fencing and rebuild the brick walls. MEAC had no further comments on this application.

PREVIOUS APPLICATION INFORMATION: Nancy reported that **Big NJ Portfolio/Bancroft. PB#2020-11** was approved, **14 SBAR Blvd. PB#2020-09** was approved and **CAJ Capital Investors. PB#2020-13 (Glen Avenue)** will be heard by the Planning Board next Thursday.

BASINS: Nancy reported that the Basins project report will be available for the Committee's review next meeting.

SWEDES RUN: STEM plans to create pollinator fields with native grasses out of the Swedes Run open space. Nancy reported there will be a virtual meeting for this on February 19th. All applications have been submitted.

STRAWBRIGE LAKE: George gave an update to the work at Strawbridge Lake. He mentioned that the installation of new playground equipment is 90% complete. The Children's pond will be stocked this Spring and planning is underway for the annual Kayak races.

PUBLIC COMMENTS: Quinton attended an event where he was asked why the Township has no recycling cans on Main Street or in the parks. The Committee's answer was that this issue has been brought up before in several other committees including Sustainable Moorestown. The issue seems to be the difficulty in collecting recycling from these locations especially on Main Street where on-street parking hinders the recycling truck. This issue will be discussed in the future with a goal of providing this service at some point.

Joan mentioned that STEM has a new series of trail maps up on their website (<https://www.stemonline.org/>) that were created by Chris from the GPS project.

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

The meeting was adjourned at 9:05 P.M. Moved by Chris and seconded by Brian.

SUBMITTED BY: Chris Salvatico, Secretary.