

Historic Flemington Borough
Environmental Commission Meeting Minutes
Meeting Date: **Monday, September 16, 2019**
Location: Flemington Borough Hall

In attendance: Tara Howell, Geoff Chrisman, Michael Harris
Frank Whittley, Borough Attorney
Jaclyn D'Arminio
James Biegen, engineer
Eric Ascalon, VP Development

Meeting started: 7:01 pm

August meeting minutes approved

Council Member Report - Chris

- No New Items

Planning Board Member Report – Chris

- Site Survey: Flemington Outdoor, LLC (continued)
- Environmental Statement: Flemington Outdoor, LLC (continued)

Shade Tree Commission Report - Chris

- No New Items

Parks & Rec – Chris

- No New Items

Sustainable Jersey Initial Submission – Tara

- Final review prior to November

7:01 PM Call to Order

OPMA Statement, confirmed by Attorney Frank Wittlesey

Sustainable Jersey Initial Submission – Tara

- Final review prior to November
 - Tara is working with Caitlin and Jeff Doshna
 - Jeff Doshna contributing
- review of EC concerns from the previous meeting
 - National Heritage response regarding Blue Heron
 - Possibility of Great Blue Heron
 - GBH is a *species of special concern* versus threatened or endangered (NJ DEP)
 - Soil & Landscape
 - A concern for pooling water was addressed by applicant's statement that coverage is greatly reduced (46% down to 5%), the rationale is that the site would absorb more than it is currently

- Inconsistency of vegetation
- The project is presentation as a rain garden however plant species are not drought resistant
- Applicant is receptive to making changes to plant species in collaboration with the Borough's planners
- Attraction of plantings to deer
- Water use is estimated at 215 gallons/daily
- Steve Tuccio cites concern regarding drainage provided by the circle project: extensive regrading exists that directs water into the center circle retention area
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- Sidewalks along the exterior of the circle
 - concerns for pedestrian use of the proposed sidewalks
 - concern for sighting
- Maintenance Plan
 - Intent by the applicant to maintain the site twice monthly
 - Question regarding chemical use...organic?
 - Concern for chemicals to enter the watershed
 - Applicant spoke
 - Is the local contractor able to meet the needs to the same extent as the Chicago base company from where the [living wall] designs were created
- LSRP is overseeing the site and there is one active well for monitoring.
 - Current concern for contaminants in groundwater
 - The process is ongoing; LSRP is believed to have been in effect in 2014
 - Tank removal occurred in 1988 and 1992
 - Impacted soils may be identified and removed or capped
 - Klienfelder, Exxon Mobil, previous owners have liability
- Vegetation
 - Trees present are believed to sufficient size to necessitate Shade tree Commission approval for removal
- Lighting - concern for light pollution
 - brightness is calibrated by sensors to be 0.03 foot candles above ambient light
 - Steve Tuccio cites concern for a foggy night, or any weather concern that impacts actual output..."it only takes one person...to be distracted for just a moment" to result in safety challenges.
 - Steve Tuccio, "if this were Las Vegas," then this would be ideal.
 - renderings are not real...they are in fact "ideal," ex: Jurassic Park or Avatar
 - Applicant presents that their signage is less bright than the current
- Ground Mounted Solar
 - Confirm the requirements of the 2015 Master Plan for sustainability
 - The project anticipates solar to provide 55% of the projects electrical needs

- Solar utilization
 - The applicant left with community solar info/application
 - Steve Tuccio asked about the longevity of the solar panels as well as the power needs based on the time of year
- Public Comment
 - The applicant noted [with regards to the public comment] that the project has received DOT approval conditional on planning board approval
 - Steve Tuccio noted that the meeting was not published on the Borough's webpage
 - Investigation confirmed that the last noticed meeting was June 24, 2019
 - Meeting adjourned at 8:15 PM