

MEETING MINUTES

Call to Order

The February 13, 2023 meeting of the Freehold Township Environmental Commission was called to order by Commission Chairman Tom Moskal at 7:35. Board members present; Steve Leone, Sara Sayed, William Lombardi, Dave Puchalski, and Tom Moskal.

The following statement was read by Mr. Moskal “In accordance with the Open Public Meetings Law, c231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspaper of the Township, and by filing such notice with the Township Clerk”.

Roll call and The Pledge of Allegiance

The Commission reviewed the following projects.

Preliminary & Final Major Subdivision Application	SD# 773-1-22
Preliminary & Final Major Site Plan Application	SP# 917-22
Variance Application	VAR# 017-22
Conditional Use Permit	
Mark Freehold, LLC – Wawa	
Block 101, Lots 13 & 13.02 – 275 Monmouth Road	

The Commission has the following comments and concerns.

- Figure C-8 presents the proposed location for the onsite septic system fields. The plan includes a note “Proposed Septic System to be Designed by Others”. The plans do not identify any soil borings or soil profiles within the area of the proposed septic fields. Monitoring well MW-01 is approximately 75-feet from the proposed septic field. The Commission is concerned the Applicant presents no alternative location if the final septic field must be relocated or revised from the proposed location. The Commission would like to see additional information including, but not limited to, test wells results, and soil composition. A final design for the septic system should be provided prior to approval of the project.
- The township requires a generator to power the operation in the case of a loss of power. We would like to see more details about the generator including its location, protective system, construction, fuel supply, and containment.
- Figure C-5 presents a note of Proposed Electric Vehicle Charging Stations, however no details regarding the locations and spacing of the charging stations are provided. The

applicant should specify the details of the electric vehicle charging stations and a clarification if the quantity of chargers may be expanded in the future.

- Figure C-12 presents no landscape planting on or near the southern basin. The applicant should amend the landscaping plan to provide screening and greening of this area.
- Figure C-16 presents a detail of the proposed 1,500 gallon “Grease Trap.” Neither the plan notes or the EIS include a plan for maintenance and inspection of the grease trap. The Commission reminds the applicant of the importance of maintenance and monitoring of the grease trap and the critical role of the grease trap for protecting the onsite septic system performance.
- The Environmental Impact Statement (EIS) and project plans are silent regarding the maintenance and operation of the gasoline underground storage tank system. The Commission recommends the EIS or similar document be expanded to include the operational plans and details which will minimize the risk of potential gasoline releases to the environment. Please detail the type of fuel containment system that would manage a potential spill while fuel is being delivered.
- The EIS does not discuss the removal and management of the two existing onsite septic systems. The applicant should expand the EIS to discuss proper waste management for the septic system removal activities.
- The applicant provided an NJDEP review of threatened, endangered and rare species (October 13, 2022). The NJDEP identified three species (Pine Barrens Treefrog, Barred Owl and Black-billed Cuckoo) which appear to exist on the site. Three additional species appear to exist within the “immediate vicinity” of the site. The EIS does not discuss these species or the NJDEP mapping. The applicant should discuss the relevance of the NJDEP mapping and identification of these “rare” species.
- The applicant should evaluate potential habitat improvement project(s) to minimize adverse impacts on the rare species.
- The applicant provided a copy of the Freehold Soil Conservation District (FSCD) Initial Application Review document. The Commission supports the FSCD comments and encourage the Applicant’s acceptance of the Soil Conservation requirements and requests.

Preliminary & Final Major Site Plan Application
Variance Application
Applewood 57 Solar, LLC
Block 86.01, Lot 21 – 1 Applewood Drive
Review #2

SP# 482-6-21
VAR# 021-21

The Commission review the reply to our previously submitted comments and is satisfied with the response.

The meeting adjourned at 8:10 pm.

Tom Moskal
Chairman