

Freehold Township
Environmental Commission

MEETING MINUTES

Call to Order

The September 11, 2023, meeting of the Freehold Township Environmental Commission was called to order by Commission Chairman Tom Moskal at 7:35. Board members present; William Lombardi, Dave Puchalski, Sara Sayed, Linda Lopes, 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 Site Plan Application	SP# 750-1-23
Preliminary and Final Major Subdivision Application	SD# 652-3-23
Variance Application	VAR# 009-23
8-10 Paragon, LLC	
Block 72.11, Lots 1.05 & 1.06 8-10 Paragon	

The Commission has the following concern. Pages 16 and 17 of the Stormwater Management Operation and Maintenance Manual are not clear as to who is responsible for performing the tasks outlined in the Maintenance Schedule Summary.

The Commission is unclear if the applicant will provide plantings in the wetland transition area at the base of the rear parking lot sloped area. We would encourage wetland transition plantings with native species and in conformance with USDA and NJDEP recommendations.

The Commission has no other comments or concerns.

Preliminary & Final Major Site Plan Application	SP# 911-1-23
Preliminary and Final Major Subdivision Application	SD# 894-1-23
Variance Application	VAR# 008-23
M&M at Main Street, Freehold, LLC	
Block 70.05, Lots 10 & 17, Block 50, Lot 25, Block 69.01, Lot 18:02	
US Route 9 & W. Main St. (County Route 537)	

The Commission has several comments and concerns.

We would like a written response to our report generated in December 2021. The report follows.

1. The project will construct high density housing on an area of open farmland. Reviewing the Open Space Plan, only 5.3% of the development will provide for Open Space. The Commission is concerned there is insufficient open space for the residents.

2. We would like to understand the planned buffering factors for the transition from residential units to Route 33 and the transition from residential to business along Route 9.
3. The applicant should provide a walkway and walking access plan. The Commission is uncertain how pedestrians would access the swimming pool or the dog park or other recreational facilities from the properties north of the divided access road.
4. The Commission would like to understand if there are any walking paths, exercise paths, bike paths or other linear recreational features in the plan.
5. How will the residents access any mass transportation areas such as bus stops, and where will these areas be located? Similarly, have school bus routes and pick-up points been evaluated?
6. The Commission would like an explanation of compensation or replacement of the wetland area that will be destroyed for the roadway access to Route 9.
7. There are 2 cul-de-sacs proposed in the area of single-family housing, north of the main roadway. Has the applicant evaluated connecting these two cul-de-sacs?
8. The multi-story rental units will be located near commercial properties. The Commission would like to understand the night-time lighting characteristics of the area.
9. The project will require extensive stormwater management. The initial soil report was completed in or around June 2021. The Commission recommends additional soil investigations during the high-water season.
10. The soil report provided data from 26 investigation points. The soil permeability ranged from <0.2 inches per hour (iph) to 16.67 iph and generally fit into three brackets, 11 samples with lower permeability, 9 samples with moderate permeability and 6 samples with high permeability. The Commission would like to understand the mapping and effect of soils quality on the stormwater management plans.
11. The Commission would like to understand any plans for electric charging stations, integration of alternative energy generation or contingency plans for currently unknown environmental enhancements over the 20-year development period.
12. The Commission recommends increased green space including trees and vegetation.

In addition to the concerns from 2021, the Commission has additional questions/comments.

- The open spaces are in the stormwater basins.
- The only dumpster enclosure is located at the WAWA. What about the other structures?
- There seems to be no areas for recycling.
- Confirm the project meets or exceeds October 2021 stormwater regulations.
- Advise the status of the wetlands permits that were pending in July 2021. Have they been issued?
- Where will fire hydrants be located?
- The plans do not show stop/yield or any traffic control devices.

The Meeting was adjourned at 8:25 PM.

Tom Moskal
Chairman