

MEETING MINUTES

Call to Order

The March 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, Linda Lopes, Brian Dougherty, 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# 880-1-22
Variance Application	VAR# 025-22
A2 Solutions, LLC / Wemrock Hills	
Block 69.01, Lot 33.01 – Route 33 & Wemrock Road	

The Commission has the following comments and concerns.

- In the Commission’s opinion, this property seems to be overdeveloped. Multiple properties will be constructed with steep slopes that will affect the environment and the homeowners’ quality of life.
- With the elevation and slope of the roadway, there is a concern with rainwater sheeting onto Route 33 during periods of heavy rain.
- What type of soil erosion control will be placed around and under the remaining trees during and after construction? The Soil Erosion plan appears to indicate there will be no work near or around the remaining trees.
- How was the location of the stormwater recharge systems selected? There is variability in the distance from the proposed houses to the individual recharge systems that also affect the tree-clearing areas and final landscaping plans.
- Are there any restrictions on decks, pools, sheds, etc., on the properties moving forward? Will the homeowners be allowed to remove the trees from their properties?
- Lots 33.06, 33.07, and 33.10 have steep slopes in the yard. What measures will be taken to prevent soil erosion?

- There are utility easements on lots 33.10 and 33.09. What are the homeowners' responsibilities regarding these easements?
- Lot 33.09 has a storm line heading north, which extends through an existing property to an open ditch on the neighboring property. Is there an agreement in place with the current property owner to allow this?

Preliminary & Final Major Site Plan Application
 Variance Application ("D" Variance)
 Conditional Use Permit Application
 Freehold Real Estate Inc.
 Block 100, Lot 41 – 161 Siloam Road

SP# 914-21
 VAR# 033-21

The Commission has the following comments and concerns

- The Commission is requesting an Environmental Impact Statement.
- We would like to see additional plantings along the roadways and a description of how the previously farmed areas will be revegetated.
- The site is approximately 29 acres in size, with 7 acres being developed for the project. Are there any plans, intentions, improvements or landscaping on the remaining 22 acres?
- We are concerned about the buffer encroachment along with burials in the wetland area. Please explain how the vegetation and surface cover in this area will be protected from erosion due to foot traffic and mechanical equipment.
- Please advise the status of the final Site Plan, including Monmouth County's request to remove the curb cut on Siloam Road and redesign the project (Monmouth County Review Committee, Comment Traffic #1).
- Where will excavating equipment be stored on site, and where will petroleum transfers to this equipment take place?
- The Commission recommends that the applicant adopt a Natural Turf Management Plan including environmentally friendly grass maintenance and pesticides program for the property.
- We are concerned about the quantity and size of the trees being removed without a replacement program.
- As graves are being excavated soil will accumulate. Where is the soil management area and how with this be protected?

The meeting adjourned at 8:15 pm.

Tom Moskal
 Chairman