

MEETING MINUTES

Call to Order

The August 8, 2022 meeting of the Freehold Township Environmental Commission was called to order by Commission Chairman Tom Moskal at 7:30 pm. Board members present: William Lombardi, Steve Leone, Sara Sayed, Dave Puchalski, Anthony Ammiano, Brian Dougherty, and Tom Moskal.

The following statement was read by Mr. Moskal “In accordance with the Open Public Meetings Law, c.231, 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 newspapers of the Township, and by filing such notice with the Township Clerk.”

The Commission reviewed the following project;

Amended Preliminary & Final Major Site Plan	SP# 657-2-22
Variance Application	VAR# 005-22
Level 10 Development	
Block 49, Lot 1.01- 101 Halls Mill Road	

The Commission has the following comments/concerns;

- a. The applicant requests a waiver from the preparation of an Environmental Impact Statement principally due to the similarity of this project to the 2003 Town of Freehold approval. The Commission recommends an updated EIS be prepared to address the proposed site construction activities given several regulations and policies have changed in the 19 years since the initial approval.
- b. The request for an EIS waiver notes the existing culvert that crosses the East Branch of the Applegate’s Brook will service the new building. The Commission would like to understand the inspection or certification process to confirm the culvert and driveway system comply with current regulations.
- c. Sheet 2 of 14 identifies a sanitary sewer spur between Halls Mills Road and ends approximately 20 feet west of the East Branch of the Applegate’s Brook. The Commission recommends this line be inspected and potentially tested prior to final connections.
- d. Sheet 4 of 14 identifies a proposed 8-inch water line to service a 6-inch DIP service to the new building. Will this connection cause any potential water stagnation?
- e. Are any additional buried utility lines proposed to cross the existing culvert and driveway structure over the East Branch of the Applegate’s Brook?
- f. Sheet 4 of 14 identifies monitoring wells along Halls Mills Road, on the proposed development site. The Commission would like to confirm the purpose of these wells and if there is soil or groundwater contamination on the property?

- g. The Commission also recommends the development of a Soil Management Plan if chemical contamination may be encountered on the property.
 - h. The applicant notes the 2003 approval allowed a 3 to 1 slope for stormwater basins. The Commission would like to confirm the applicant has considered a gentler slope than the 3 to 1 presented on Sheet 4 of 14.
 - i. The proposed lighting plan on sheet 6 of 14 does not indicate the light spill over and lumens level affecting the neighboring residents. The Commission would like to confirm the light level that may spill over from the proposed project.
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The meeting was adjourned at 8:05 pm.

Tom Moskal
Chairman