



# TOWNSHIP OF HOPEWELL

## ENVIRONMENTAL COMMISSION

### Approved Minutes

For the regular meeting of  
Tuesday, May 18, 2021

**Note: this meeting was conducted and recorded using a Zoom videoconferencing application.**

\* The meeting was called to order at 7:06 pm by Nora Sirbaugh.

### Statement of Compliance & Roll Call

Members present: Nora Sirbaugh, Vanessa Sandom, Mark Bean, Andrew Plunkett,  
Jim Gambino and Paul Kinney

Members absent: Rex Parker, Mike Aucott, George Kerr,

Also present: Mark Kataryniak - Twp Administrative Officer

Courtney Peters-Manning – Twp Committee Liaison

Members of the Public present: Brad Caswell (see Old Business below)

### Minutes for Approval

The April 20, 2021 draft minutes were approved – Motion, Jim; 2<sup>nd</sup> Nora; Abstain, Vanessa; all in favor.

**Action:** Jim will forward these minutes to Jaimie Laird for posting on the Township website.

### Zoning Board Application Reviews

#### Case No. 21-08: **Jenson Garage**

Block 65, Lot 32; 106 Ingleside Avenue;  
R-100 Zoning District  
Bulk Variance; Proposed Garage Addition

We reviewed and discussed the application together with Mark K. and have no environmental concerns for the proposed project.

#### Case No. 21-09: **Ferreira Addition**

Block 80, Lot 133.01; 15 Plymouth Street;  
R-100 Zoning District  
Bulk Variance; Proposed Addition

We reviewed and discussed the application together with Mark K. and have no environmental concerns for the proposed project.

#### Case No. 21-10: **Campbell Pool**

Block 40.02, Lot 6.02; 6 Stout Road;  
MRC Zoning District  
Bulk Variance; Proposed in-ground pool

We reviewed and discussed the application together with Mark K.

We understand the existing property exceeds the allowable impervious lot coverage area of 6% for properties located in the MRC zone. The proposed project will exacerbate this issue by increasing lot coverage to 8.67 %.

Lots exceeding the maximum impervious coverage area have an adverse affect on our community and environment by increasing storm-water run-off and flooding, sedimentation of our streams, and other impacts to water bodies including loss of biodiversity and degradation of water quality. The cumulative effects of multiple approvals are of serious concern.

For the above reasons we do not recommend approving this application unless the excess lot coverage can be effectively mitigated on site into the future. It is not clear if the proposed drywell will mitigate the excess lot coverage for this property.

If the Board decides to approve this application we recommend that the project must comply with existing stormwater regulations.

**Case No. 21-11: Stephan Addition**

Block 107, Lot 108.01; 23 Burroughs Avenue;  
R-50 Zoning District  
Bulk Variance; 2<sup>nd</sup> Floor Addition

We reviewed and discussed the application together with Mark K.

We recommend that the applicant protect their existing trees during construction and provide only minimal pruning to their trees if needed. We have no additional environmental concerns for the proposed project.

**Action:** Jim will prepare and send our review comments via memo to Jaimie Laird to post with these applications on the Township website.

**Subcommittee Reports / Discussions / Updates for on-going projects**

1. **Twp Committee Liaison Report** - [Courtney reported](#) the Committee adopted the final 2021 budget on May 17. The Scotch Rd Monitoring Well funding is included in the budget. The twp will hold a Zoom Cannabis Forum on May 20 at 6:30 pm.
2. **Planning Board Liaison Report** – Vanessa reported the board discussed our concerns for the Hopewell Parc Project which resulted in changes by the developer. Lighting will be reduced by 2/3's.

**Note:** There is continuing public concern by some residents about the effects on groundwater that may occur if the Hopewell Parc and The Collection projects are constructed. If these concerns are not addressed at the next Board meeting, then we will add this topic to the next EC agenda.

Mark and Courtney suggested it would be better to do a groundwater study during the next Master Plan review.

3. **Zoning Board Report** – none
4. **EC Members Outreach Articles**

Members agreed to write environmental outreach articles for 2021. Topics will be posted on the Twp web site's EC issue page. Topics may include: leaf mulching, septic system maintenance (Mike); dark sky, pesticide reduction & chemical fertilizers (Rex); trees (Jim); recycling, plastics (Paul); native plants, native gardens, turf lawns (Andrew); healthy food (Vanessa), responsible gardening (Nora). Lead in drinking water (Ray - already submitted), perhaps arsenic in drinking water (Mike & Twp Health Dept), stormwater basin naturalization (Mark B).

We decided the submittal protocol would be to send your article to members for review. Replies shall only go back to the author (i.e. do not reply all). We will discuss the article at our next meeting. Upon approval, the article will be sent to Reba Holley, the Township's Communications and Outreach Manager, for posting on the Twp website and social media.

**Actions:** Andrew needs to update his article and submit it for posting.

Mike's article on septic maintenance is complete. Nora will submit Mike's article for posting in his absence.

Nora will circulate her article on responsible gardening for our review.

## **5. Carbon Fee & Dividend**

We reviewed and discussed Mike's draft resolution, and voted unanimously to approve it with no changes and send it to the Twp Committee for their adoption; Motion-Jim, 2<sup>nd</sup> Mark B. The resolution urges the Committee to support the carbon fee/dividend initiative and have them urge Representative Bonnie Watson-Coleman to do the same.

**Actions:** Jim will send a copy of the resolution to Courtney to share with Committee members.

Mike will explain the resolution to the Twp Committee at their June 14 meeting.

## **Old Business**

### **1. Stream Corridor Permit Review – 326 Pennington-Harbourton Road**

At our March 16, 2021 meeting we recommended approving the project with the condition that the fence shall be installed no closer than 100 feet from the rear property line, where 50 feet was proposed, and the applicant shall be required to plant ten native woody plants, trees or shrubs, within the stream buffer area. All plants should be chosen from the approved plant list in Section 17-89 of the Township's Landscape Ordinance.

Mr. Caswell appeared tonight to try and amend our approval to be more favorable to a larger fenced area by allowing a larger encroachment into the stream buffer area. He also suggested using a different fencing on the rear fence line.

**Action:** we agreed to discuss this issue again at our next meeting when all members are present.

## **New Business**

### **2. Spotted Lantern Fly & Cicadas**

There are no signs of Spotted Lantern Fly yet, but the Brood X cicadas are ready to arrive, specifically in the Princeton area. These cicadas are not present in most of Hopewell Valley.

### **3. Mercer County Quarry Park Master Plan**

The County is holding it's 3<sup>rd</sup> of four public info meetings tonight. You can learn more about the project at <https://www.mercercountyparks.org/#!/about/moores-station-quarry-park-plan>

**Action:** members are encouraged to complete the online survey to help guide this project <https://www.surveymonkey.com/r/msq-feedback>

### **4. Mercer County 4H Fair**

Nora said the fair is scheduled to be held July 31 & Aug 1 at Howell Living History Farm. We staffed an info table there two years ago and plan to attend this year.

**Action:** Nora will submit our application to attend and staff a table.

## 5. Native Display Garden Project

**Actions:** Mark K. is too busy to meet and approve the site location(s) and signage to be used. Andrew will work with acting Twp Administrator/Public Works Director George Snyder instead. There will also be a need to access the Grant funds to complete the project. How do we do that?

### Announcements & Correspondence

1. Notice of Application to NJDEP (FWW) for repairs to Wargo Pond Dam. (info sent to members)
2. Notice of PSEG Clean Energy Future Program – EV Charging Incentive Program including rebates for home installations (info sent to members)
3. Nora will send a photo of the Salem Oak tree she planted to Courtney.
4. Mark K. forwarded information for the Kleber Stream Corridor Permit Application to review and discuss at our next meeting.

\* The meeting adjourned at 8:46 pm: Motion – Paul, 2<sup>nd</sup> Jim; all in favor.

Our next regular meeting is scheduled for Tuesday, June 15, 2021 at 7:00 pm.

Respectfully submitted,  
Jim Gambino  
Secretary