



# TOWNSHIP OF HOPEWELL

## ENVIRONMENTAL COMMISSION

### Approved Minutes

For the regular meeting of  
Tuesday, October 19, 2021

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

- \* The meeting was called to order at 7:03 pm by Nora Sirbaugh.

### Statement of Compliance & Roll Call

Members present: Nora Sirbaugh, Mark Bean, Andrew Plunkett, Rex Parker, Paul Kinney,  
Mike Aucott and Jim Gambino

Members absent: Vanessa Sandom, George Kerr,

Also present: Herb Seeburger - Twp Engineer

Courtney Peters-Manning – Twp Committee Liaison

Members of the Public present: Kendra McCoy, Fairfax Hunter, Jim Burd

### Minutes for Approval

The September 21, 2021 draft minutes were approved – Motion, Rex; 2<sup>nd</sup> Jim; Abstain – Mike, Andrew; all in favor.

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

### Public Comment

- \* Kendra McCoy introduced herself as the Delaware River Advocate for the Watershed Institute and offered her help on any EC issues. Mike mentioned our low flow weir project and the need for help to collect data.

**Action:** Courtney will forward Kendra's contact info to members.

- \* Fairfax Hunter discussed her concerns for Mercer County's Moore's Station Quarry Project, including proposed connector trails to Baldpate Mountain, camping at the site, peregrine falcon nesting area, and endangered copper head snakes. She suggested signs be placed along the drive to Baldpate Mountain alerting motorists about the snakes, since many have been run over. She also discussed recent tornado damage at Baldpate near the quarry site where large sections of the forest have been destroyed. She asked the township/EC to advocate these concerns to the County.

**Action:** Mark will prepare a list of our concerns to present at the County's Final Master Plan Quarry Project meeting in November.

- \* Jim Burd discussed his concern for the dam at Hiohela Pond which may have more pressure exerted on it following the pond's proposed dredging. Who will pay for the new dam? He also discussed his concerns about recent flooding in the Jacob's Creek area and the recently approved

Hopewell Parc project scheduled to be built in the same watershed. He wants to know if the Township has a flood plan.

### **Zoning Board Application Reviews**

#### **Case No. 21-20: Maccarone Subdivision**

Block 49, Lot 3; 58 Woosamonsa Road;  
VRC Zoning District  
Minor Subdivision with Use Variance

We reviewed and discussed the subject application together with Herb Seeburger. We understand the applicant wishes to build two new homes on the subdivided property. It is not clear from the plans if the new homes will be on one new parcel or two new parcels.

Our concern is that parcels in the VRC zone are required to be a minimum of six acres in size in order for the well and septic systems to function properly and not adversely affect neighboring systems.

Since the proposed intensity of development may have adverse affects on neighboring systems, we believe the well and septic systems for the new homes should be as far apart as possible regardless of the final parcel sizes, while also maintaining required buffers for the environmentally sensitive areas on the property.

We also request the applicant should obtain a new Letter of Interpretation from NJDEP since the current LOI expired in 2012, and that new soil tests should be performed prior to construction of any new septic systems.

**Action:** Jim will prepare and send our review comments via memo to Amanda Bregenger to post with this application on the Township website.

### **Planning Board Application Review**

#### **BeiGene Campus U.S. Manufacturing Co. Inc.**

Block 46, Lot 8.01; 311 Pennington-Rocky Hill Road;  
RO-1 / Redevelopment Plan Area A Zoning District  
Major Subdivision; Preliminary & Final Site Plan

We reviewed and discussed the subject application together with Herb Seeburger and have no environmental concerns for the proposed subdivision.

**Action:** Jim will prepare and send our review comments via memo to Linda Barbieri to post with this application on the Township website.

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

1. **Twp Committee Liaison Report** – Courtney reported the township’s stormwater ordinance was recently revised/updated. Herb explained that Hopewell is a Tier A municipality and that NJDEP reviewed our ordinance and found that we needed to add wording about the illegal disposal of waste in drainage areas.

The township has applied to the National Arbor Day Foundation for recertification as a Tree City, USA. We also need to decide where to plant the Salem Oak sapling which we received earlier this year.

2. **Planning Board Liaison Report** – Rex reported they are working on updating the Open Space Element of the Twp’s Master Plan.
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:** Mark's article was sent to Reba for posting. Paul is doing more research on his recycling and plastics article.

#### 5. **Native Plant Demonstration Garden**

There has been no progress. Andrew will draft a letter for extension of the grant.

#### 6. **Carbon Tax Support**

We know the Twp Committee and Assemblywoman Bonnie Watson Coleman each support a carbon tax. We need to contact our Senators and President Biden to encourage their support of this tax, which could be included in the large spending bill currently being debated in congress.

**Action:** Members are asked to go to the CCL website for wording to send to the President and Senators about this issue.

#### **New Business**

1. Sourland Conservancy Planting Proposal – Courtney wrote to SC about potential funding in 2022. Reba will email residents for planting volunteers. The question is where we should concentrate replanting efforts for loss of our ash trees?

**Action:** Mike will contact Laurie Cleveland (SC) for more details. Rex will contact scout troops about planting volunteers.

2. Fiddler's Creek Chestnut Trees – Mike suggested we take a census in late fall/early winter of surviving trees.

#### **Announcements & Correspondence**

1. Notice of application to NJDEP (FHA) and (FWW) for Hiohela Pond Dredging.
2. Notice of application to NJDEP (TWA) for Titusville Village Marketplace
3. Notice of application to NJDEP (LOI) for Block 88, Lot 33.99
4. Notice of application to NJDEP (TWA) for Hopewell Valley Golf Course
5. The Sourland Conservancy is looking for volunteers to help them plant trees over the next month in our area.

**Action:** see <https://www.facebook.com/SourlandConservancy/> for more info.

6. The NJ Forest Service asks everyone to be on the lookout for and report invasive jumping worms.

\* The meeting adjourned at 8:55 pm: Motion – Rex, 2<sup>nd</sup> Mike; all in favor.

Our next regular meeting is scheduled for Tuesday, November 16, 2021 at 7:00 pm.

Respectfully submitted,  
Jim Gambino  
Secretary