

South Plainfield Environmental Commission
Official Minutes
Reorganization Meeting - January 9, 2019

1. CALL TO ORDER

Notice having been filed with the Courier News and S.P. Observer, Chairwoman Dorothy Miele called the Environmental Commission meeting to order in compliance with the Open Public Meetings Act at 8:03 pm.

Present: Dorothy Miele, Debra Leporino, Danielle Hurst, Jon Dean (council liaison) and Rich Houghton (planning board liaison)

Alternate members present: Adam Butrico and Jordan Mandel

Associate members present: Lisa Roseo (secretary)

Others: Dr. Tempel (environmental specialist)

Absent: Tom Walsh

2. ADOPT BY-LAWS

There were no changes / additions proposed to the by-laws. Debra Leporino made a motion to adopt, seconded by Danielle Hurst, and all were in favor of approval.

3. ELECT VICE-CHAIRPERSON

Jon Dean nominated Debra Leporino, she accepted and all were in favor of approval.

4. APPOINT COMMITTEE CHAIRPERSONS

Dorothy went through current committee chair people. The commission approved all current chair people. When our new members become familiar with the function of the sub-committees, we can appoint them in the future. Our by-laws state each SPEC member must chair a committee.

Jon Dean was reappointed as the Council Liaison. Rich Houghton and Brian Bythell will remain as dual Planning Board liaisons.

Dr. Tempel explained there are two committees on our commission that have members that are not members of our commission in addition to members of our commission: Clean Communities Advisory Board and The Green Team. The CCAB has always had a representative from the schools and business sector. We currently need a representative from the business sector. Debra Leporino offered to be that representative. Dr. Tempel said there are two people who had expressed an interest that she will reach out to first. CCAB will welcome all volunteers. The CCAB usually has seven members who meet twice a year to discuss projects and budgets. The board coordinates the spring and fall litter cleanups, mailings, adopt-a-spot program etc. Kathleen Benton expressed interest. The current members are: Dorothy Miele, Dr. Tempel, Dave Street, and Jon Dean. Debra and Kathleen will be added as members.

The Green Team needs to have its member appointed in order to reorganize. The current membership consists of Bob Longo (chairman), Jon Dean (council liaison), Glenn Cullen (boro administrator), Len Miller (director DPW), Bob Ackerman (planning board), Gino Leonardis (zoning board), Dorothy Miele

(spec), Dr. Tempel (environmental specialist) Tom Walsh (spec), Debbie Boyle (BOE), Marie White, Naomi Gaitan. SPEC will submit the list to the Mayor & Council for reappointments for 2019. Debra Leporino made a motion to approve, seconded by Jon Dean and all were in favor of approval.

5. SET SCHEDULE OF MEETINGS

The meetings will remain the second Wednesday of each month.

6. ADJOURNMENT

The reorganization meeting was adjourned at 8:17 pm.

South Plainfield Environmental Commission
Official Minutes
Regular Meeting - January 9, 2019

1. CALL TO ORDER

Notice having been filed with the Courier News and S.P. Observer, Chairwoman Dorothy Miele called the Environmental Commission meeting to order in compliance with the Open Public Meetings Act at 8:17 pm.

Present: Dorothy Miele, Debra Leporino, Danielle Hurst, Jon Dean (council liaison) and Rich Houghton (planning board liaison)

Alternate members present: Adam Butrico and Jordan Mandel

Associate members present: Lisa Roseo (secretary)

Others: Dr. Tempel (environmental specialist)

Absent: Tom Walsh

2. APPROVAL OF MINUTES

The regular minutes for the November 14, 2018 meeting cannot be approved because we lost two members who were present at that meeting, therefore a quorum of four members can never be obtained. The minutes for the December 12, 2018 were unofficial, therefore, no approval is required.

3. INVITATION FOR PUBLIC COMMENT

Kathleen Benton was in attendance.

4. BUDGET - Dr. Tempel

- O&E (FY2018) (\$1225 final budget) Since the last meeting we spent \$0. YTD spent = \$586.50. The balance = \$638.50. The end of the fiscal year.
- 2019 temporary budget is in effect, which is usually \$500, but has not been confirmed yet. We will be spending \$350 retroactively for a Green Team expense.
- Clean Communities - 2018 grant (\$45,915.07) Since the last meeting we spent: \$2,617.05 on: \$385.06 on enforcement salary & wages; \$475 on litter can maintenance; \$650 for non-point source pollution Tip Cards; \$29.99 for a measuring wheel; \$1,000 for High School assembly program; \$77 for Clean Campus. YTD spent = \$7,600.21. Balance = \$38,314.86. We have not received the 2019 grant yet.
- Signs Trust Fund – Spent \$0. Deposits \$0. The balance = \$595.12.
- Harris Steel Tree Fund – Since the last report we spent \$0. Deposits = \$0. Current balance is \$36,786.28.

5. COMMITTEE and LIAISON REPORTS

A. Council Liaison - Mr. J. Dean

- Jon reported on a Boro resident who has started a petition to muster support to have the Boro's train crossings designated as 'Quiet Zones'. Jon said the rough estimate would be \$3 million (\$1 million/crossing). The Boro has three crossings; all three would have to be converted because of distance between. There would be an issue placing a barrier / gate at the Front Street crossing because it would block the entrance to Nischwitz. This issue will be on the Democracy Day ballot in March.
- Dog Park - Dr. Tempel asked why the tree plantings haven't been done yet. Jon said Councilwoman

Faustini suggested we wait till the spring. Members discussed possible tree species. Jon said he can meet Dr. Tempel on site to discuss it further. Jon and Dr. Tempel can also look at the next phase of the Franklin Avenue tree planting.

- Community Pool - Jon reported the County Health Dept. has shut down the community pool this coming season due to safety & health concerns. The pool is losing large amounts of water daily, making it too difficult to keep a safe chemical balance. Also, some broken concrete around the pool is a safety hazard. The pool needs to be inspected empty. Boro officials will be meeting with a pool engineer for a repair cost estimate. The pool repairs will also be on the Democracy Day ballot.

B. Planning Board Liaison - Mr. R. Houghton / Mr. B. Bythell

- Rich said the planning board met last night to discuss the Crossroads @ Durham site plan revision. Our fire department expressed some concerns. Dr. Tempel read SPEC's comment letter and asked for clarifications. The applicant agreed to put in a second solid waste/recycling drop-off and change the compactor to a residential type. We will also comment about their proposed tree planting species, some of which are invasive. Dr. Tempel would like to see more shade trees planted near the recreational areas.
- Dorothy explained that our commission no longer has an active Site Plan committee. Adam Butrico and Jordan Mandel volunteered.

C. Site Plan Review -

- TFB Trucking (90 Tyler Pl.) - the applicant is seeking approval for an illegal (non-permitted) diesel tank already in use. The tank is sitting on top of the Buckeye gas pipeline. Rich said the tank must be out of the gas company and Boro right-of-way. The applicant seems to have hidden the tank in a sea box type container. SPEC will convey concerns about containment around the tank for possible leaks: how many walls does the tank have? Jon said fire codes will dictate safety regulations.
- Crossroads @ Durham (1001 Durham Ave.) - some changes have been made to the parking areas in the residential development. The affordable housing units will be dispersed throughout more than one housing unit. It will be a gated community.
- 2271 Hamilton LLC (Ryan St.)(former Boro Auto Wreckers) - applicant is proposing a new 10,000 s.f. retail strip and office/warehouse. The retail stores will face Hamilton Blvd., while the warehouse will be accessed from Ryan Street. Dr. Tempel said the site is still on the state's KCS list. Final cleanup work is being done plus monitoring; the applicant expects to get a letter of NFA (no further action) from the NJDEP. SPEC has serious concerns about traffic in that location; cars coming over the overpass merging into a single lane, plus tractor trailers lining up to turn onto St. Nicholas Ave. Dr. Tempel noted their EIS does not address any historical contamination issues and whether they've been remediated. Jon said the Boro has relevant paperwork for the site that he'll obtain from Glenn Cullen for Dr. Tempel to review. SPEC will request a formal recycling plan and 'No Idling' signs. Dr. Tempel said it would be pleasing to the senses if retail stores had parking in the rear of their buildings with landscaping in front. Members agreed.
- Billybordz (5000 Hadley Rd.) - applicant proposes to erect a digital billboard behind the building facing I287. This would be the fifth billboard within a 1-mile stretch of the highway. Our ordinance states no more than four within a linear mile. Members said this would be another visual impairment of the environment. They are proposing to remove 13 of 27 trees on site, claiming they are dying or in poor condition. They are not proposing to plant/replace the same number of trees; only arborvitae around the pole.
- Atlas Evaluation & Inspection Services (801 Montrose Ave.) - applicant is proposing office, storage, lab/warehouse addition and detached mobile testing lab. They perform mechanical, metallurgical, product, calibration, corrosion and welding testings etc. SPEC will ask how they are currently handling their lab waste. Jon suggested we can request a site tour and or ask fire prevention for details. Adam

Butrico said he will contact Atlas to request a site tour. Jon Dean noted that when it rains, it floods in front of their loading docks. There is a landscaping plan.

D. ERI - Ms. D. Leporino

- Debra said she is working on identifying the privately-owned vacant properties. She will meet with Dr. Tempel before our next meeting.

E. Clean Communities - Dr. A. Tempel

- A CCAB reorganization meeting is scheduled for 1/30 @ 7:00 pm @ Sherbans Diner.
- Dorothy asked if Kevin Kober's salary increase was approved. Dr. Tempel said the Mayor & Council have to amend the salary ordinance first. Jon Dean said he will follow up.
- Kevin Kober cleared 68 storm drains, picked up 23 bags of litter and 1384 lbs. of heavy debris in December. Kevin removed 44 lawn signs and 17 pole signs.
- Adopt-a-Spot - Dr. Tempel reported that Brian Mazzellan, our first adopt-a-spotter, is moving out of town. His spot on the Clinton Avenue extension will be vacant. She explained that Brian brought attention to the amount of litter that accumulates near the Bound Brook. That was when our Adopt-a-Spot program was started. Dr. Tempel would like to recognize his contribution. Dorothy suggested writing a piece for The Observer and Facebook page.
- Clean Campus - The Middle and High School performed cleanups.

F. Land Use - Dr. A. Tempel

- There was nothing to report.

G. Forestry - Mr. J. Schmidt

- There was nothing report.

H. Highland Avenue Woods / Public Education - Mrs. D. Miele

- Dorothy Miele mentioned the nature center's gutters need to be cleaned out. Dr. Tempel said she's sure DPW will get to it.

I. Historical Sites Preservation - Mr. L. Randolph

- There was nothing new to report.

J. Pollution - Mr. J. Koelble

- Dorothy said this sub-committee also needs a chairperson. That person will stay in contact with the necessary agencies to keep up to date on active cleanup sites. Adam Butrico volunteered to chair the committee and Danielle offered to help.
- Jon Dean asked when there will be another CAG meeting concerning our two superfund sites. Dr. Tempel said we haven't been proactive lately, but usually respond to Bob Spiegel's initiatives. We are within our rights to initiate our own inquiry.

K. Green Team - Mr. T. Walsh

- Debbie Boyle wrote a press release about the five student winners from the 'Sustainability in South Plainfield' contest. The essays and videos will be posted on the Facebook page.

L. Public Information & Technology

- Dr. Tempel continues to post information on the Green Team Facebook pages.

M. Stormwater Advisory Committee- Mr. T. Walsh

- Dr. Tempel ordered 8300 NJDEP 'Tip Cards' to be included in the sewer bill mailing. This is a state requirement.

N. Environmental Specialist - Dr. A. Tempel

- There was nothing additional to report.

O. Chairwoman's Report - Mrs. D. Miele

- Dorothy had nothing to report.

6. INCOMING / OUTGOING CORRESPONDENCE

- A list of correspondences is attached.
- ANJEC dues - Dr. Tempel said we received the ANJEC renewal notice. \$350 for a 7-person commission; \$25 for each Associate member. We have been including three Associates. We cannot spend more than the \$500 budget. SPEC members voted to continue with membership. Dr. Tempel noted that this year, which is ANJEC's 50th anniversary, all commission members can attend ANJEC's workshops & webinars free of charge.

7. OLD BUSINESS

8. NEW BUSINESS

- Jon Dean mentioned that a resident asked if the Boro can apply to Green Acres to purchase the Longwood Estates off of Park Avenue. Dorothy said this was something the commission discussed when the property first went on the market. We were told an offer was on the table. Walter Stochel had also suggested the property could be connected, via a right-of-way, to open space on the Edison side. Dr. Tempel explained the county has open space funding and the state has Green Acres funds. A fair market value would have to be negotiated. Dr. Tempel said we would need to look at current Green Acres criteria for funding, e.g. quality of land etc. Jon said he will bring it up at the next council meeting. SPEC members agreed that any open space, at this point, is worth preserving. Dorothy said there are some interesting characteristics to the property. The property is part of the terminal moraine of the last glacier (Wisconsin). It is the highest elevation in town where the NY Skyline can be viewed.

9. ADJOURNMENT

A motion to adjourn was made, all were in favor, and the meeting was adjourned at 10:45 p.m. The next regular meeting is scheduled for February 13, 2019 at 8:00 pm at Borough Hall.

Respectfully Submitted,
Lisa Roseo
Environmental Commission Secretary

ACRONYMS

ANJEC	- Association of New Jersey Environmental Commissions
BOA	- Board of Adjustment
CAG	- Community Advisory Group
CBA	- Clean Business Association
CCAB	- Clean Communities Advisory Board
CFMP	- Community Forestry Management Plan

DOT - Department of Transportation
 DPW - Department of Public Works
 EIS - Environmental Impact Study
 EPA - Environmental Protection Agency
 ERI - Environmental Resources Inventory
 EWA - Edison Wetlands Association
 FEMA - Federal Emergency Management Agency
 FOW - Friends of the Woods
 GBFCP - Green Brook Flood Control Project
 HAW - Highland Avenue Woods
 KCS - Known Contaminated Sites
 LEEDS - The Lead in Energy and Environmental Design
 MCDSWM - Middlesex County Division of Solid Waste Management
 MCUFAC - Middlesex County Urban Forestry Advisory Committee
 NJCF - New Jersey Conservation Foundation
 NJDEP - New Jersey Department of Environmental Protection
 NOV - Notice of Violation
 OTOSP - Oak Tree Open Space Parcel
 PRP's - Potentially Responsible Parties
 ROSI - Recreation and Open Space Inventory
 ROW - Right-of-Way
 SPBA - South Plainfield Business Association
 SPEC - South Plainfield Environmental Commission
 USACE - United States Army Corp of Engineers