MANCHESTER TOWNSHIP ENVIRONMENTAL COMMISSION
Thursday, June 21, 2018 6:00 PM
Manchester Township Municipal Building
1 Colonial Drive, Manchester Township, NJ

REGULAR MEETING
AGENDA

PLEASE TAKE NOTICE, the Regular Meeting of the Manchester Township Environmental Commission will be held in the Municipal Building, 1 Colonial Drive, Manchester, New Jersey at 6:00 PM, June 21, 2018.

I. CHAIRPERSON CALLS MEETING TO ORDER

II. SALUTE TO FLAG

III. ROLL CALL

IV. APPROVAL OF PREVIOUS MINUTES:
May 17, 2018 Regular Meeting Minutes

V. NEW BUSINESS:
Heritage Minerals Site Presentation by John Pagenkopf of Hovnanian Industries

VI. OLD BUSINESS:
OC Landfill Expansion
TMR Enterprises
Plastics Ban
Rt. 37 Retail Development Project
Natural Resource Inventory

VII. MEMBER REPORT

VIII. PUBLIC FORUM

IX. ADJOURNMENT

Posted June 19, 2018

Lauren Frazee
Environmental Commission Secretary

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us

Sean W. Earlen
Chairman

Nancy Wittenberg
Executive Director

May 17, 2018

TMR Enterprises, LLC
2 Hooper Avenue
Suite 8B
Toms River, NJ 08753

Re: Application # 1986-0271.002
Block 111, Lot 2
Manchester Township

Dear Applicant:

Please be advised that it has been determined that the preliminary site plan approval granted on October 2, 2017 by the Manchester Township Planning Board for the proposed development of an 18,810 square foot retail/office building, a 12,000 square foot retail/office building, a 4,050 square foot bank, a 4,000 square foot restaurant and a 2,700 square foot car wash/lube facility on the above-referenced 8.35 acre parcel raises substantial issues with respect to the conformance of the proposed development with the minimum standards of the Comprehensive Management Plan (see attached). As a result, pursuant to N.J.A.C. 7:50-4.37, the Pinelands Commission will review the proposed development.

You may request a hearing be held before an Administrative Law Judge. Such a request must be made within 21 days of the date of this letter. If no hearing is requested within said time period, the Executive Director will make a recommendation to the Commission as to whether the proposed development should be approved, approved with conditions or denied. Said recommendation will be based on the material in the file.

NO DEVELOPMENT MAY BE CARRIED OUT ON THE ABOVE-REFERENCED PARCEL UNTIL SUCH TIME AS THE PINELANDS COMMISSION HAS ACTED ON THE PROPOSED DEVELOPMENT.

If you have any questions, please contact Jean Montgomerie of our staff.

Sincerely,

for Charles M. Horner, P.P.
Director of Regulatory Programs

enc: Statement of Substantial Issues

c: Secretary, Manchester Township Planning Board (via email)
Manchester Township Construction Code Official (via email)
Manchester Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Richard Ramirez (via email)

STATEMENT OF SUBSTANTIAL ISSUES

The following issues will be reviewed in order to determine whether the proposed development conforms to the minimum standards of the Comprehensive Management Plan. Copies of the cited regulations can be viewed on the Commission's website (www.nj.gov/pinelands):

1. Whether the proposed development is consistent with the stormwater management requirements contained in Manchester Township's certified land use ordinances and N.J.A.C. 7:50-6.84(a)6. Specifically, this issue is raised because:

   A. The proposed development has not been designed to meet the nonstructural stormwater management strategy standards of the New Jersey Department of Environmental Protection's regulations (N.J.A.C. 7:8-5.3) as referenced in the Pinelands Comprehensive Management Plan.

      This item is potentially resolvable by revising the stormwater management design to incorporate nonstructural stormwater management measures such as providing areas of vegetative conveyance, grassed swales, creating areas to be protected as indigenous woods, and methods of disconnecting impervious surfaces.

   B. It has not been demonstrated that the proposed development will meet the stormwater runoff rate standard (N.J.A.C. 7:50-6.84(a)6ii(1, 2 or 3)) because the submitted calculations utilize a credit for exfiltration when routing each storm through the proposed infiltration basins.

      This item is potentially resolvable by revising the calculations so that the credit is not applied.

   C. It has not been demonstrated that the proposed development will retain and infiltrate the total stormwater runoff volume generated from the net increase in impervious surfaces by a 10-year, 24-hour storm (N.J.A.C. 7:50-6.84(a)6iii(1)) because the submitted calculations utilize a credit for exfiltration when routing each storm through the proposed infiltration basins.

      This item is potentially resolvable by revising the calculations so that the credit is not applied.

   D. It has not been demonstrated that the bottom elevation of each proposed infiltration basin is maintaining the required two foot separation to the seasonal high water table (N.J.A.C. 7:50-6.84(a)6iv(1)).

      This item is potentially resolvable by providing the results of soil test pits taken in the location of each proposed basin.

   E. It has not been demonstrated that the proposed development has been designed to meet the permeability rate and stormwater infiltration facility siting standards (N.J.A.C. 7:50-6.84(a)6iv(2)).

      This item is potentially resolvable by providing the results of permeability testing taken in the location of each proposed basin in accordance with the methods provided in the Township land use ordinance.

   F. It has not been demonstrated that the proposed stormwater infiltration basins have been designed so that groundwater mounds will not cause stormwater runoff or groundwater to breakout to the

land surface or cause adverse impacts to adjacent water bodies, wetlands or subsurface structures, including, but not limited to basements and septic systems (N.J.A.C. 7:50-6.84(a)6iv(3)).

This item is potentially resolvable by providing the results of a groundwater mounding analysis for each proposed basin.

G. The proposed development does not meet the stormwater runoff pretreatment design standards (N.J.A.C. 7:50-6.84(a)6iv(4)) because no methods of pretreating stormwater runoff prior to entering the proposed infiltration basins have been incorporated into the design.

This item is potentially resolvable by revising the plan to incorporate pretreatment measures such as modified inlets, sediment forebays, and areas of vegetated conveyance that treat stormwater runoff prior to entering the basins.

If the plan and stormwater calculations are revised to address the above issue, a written determination from the Township Planning Board Engineer indicating that the revised plan and stormwater calculations are consistent with the Board's approval must also be submitted to the Commission.

2. Whether the proposed commercial development involving more than 100 parking spaces is consistent with the air quality requirements contained in Manchester Township's certified land use ordinances and N.J.A.C. 7:50-6.94(a)1.

Specifically, this issue is raised because the applicant has not demonstrated that the proposed development is consistent with all state ambient air quality standards in N.J.A.C. 7:27 et seq. for carbon monoxide.

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF LAND USE REGULATION
P.O. Box 420, Mail Code 501-02A
Trenton, NJ 08625-0420
FAX # (609) 292-5399
www.state.nj.us/dep/landuse

CATHERINE R. McCABE
Acting Commissioner

May 29, 2018

Mr. William F. Harrison, Esq.
Genova Burns, LLC
494 Broad Street
West Orange, NJ 07102

RE: Public Comment Period
CAFRA Individual Permit Application
File No. 1500-04-0001.4 CAF180001
Applicant: Jaylin Holdings, LLC c/o Grunin Properties
Block: 505 Lots: 14 & 15
Toms River Township, Ocean County
Block: 44 & 75.01 Lots: 2-5,9 & 3
Manchester Township, Ocean County

Dear Mr. Harrison:

With reference to your correspondence dated May 18, 2018, the Department is republishing the public comment period for the above application because the newspaper ad was not run by the required date. The public comment period will now begin with publication in the DEP Bulletin on June 20, 2018 and will continue for thirty (30) calendar days.

Pursuant to N.J.A.C 7:7-24.4, you are required to provide notice of the start of the public comment period as follows:

1. Notification, by certified mail, the clerk, the environmental commission, and the planning board of the municipality in which the development will occur.

2. Notification, by certified mail, to all owners of real property, including easements, as shown on current tax duplicate, within 200 feet of the property or properties on which the proposed development would occur.

3. Publication of a display advertisement in the official newspaper of the municipality or in a newspaper of general circulation in the municipality if there is no official newspaper. A copy of the notice shall be submitted to via email to eric.virostek@dep.nj.gov **at least 10 days prior to the commencement of the public comment period**.

Proof of notice to owners of real property, including easements as shown on the tax duplicate, and public agencies shall consist of white certified mail receipts or other written receipts. Proof of publication in the newspaper shall specify the date and newspaper in which notice was published, and shall include a copy of the newspaper advertisement. Proof shall also include a list certified by the municipality of all owners of real property, including easements as shown on the tax duplicate. The list of property owners certified by the municipality shall be no more than one year old. The certified mail notifications shall be postmarked prior to the publication date in the DEP Bulletin and shall include a copy of a site plan, notification letter and a copy of the completed DLUR application form. NOTE: The site plan need not include a full set of plans but must depict the proposed development and the general and site specific location.

Should you have any questions, please do not hesitate to contact me at the above address, by email at eric.virostek@dep.nj.gov or by telephone at (609) 633-2289.

Sincerely,

Eric M. Virostek
Environmental Specialist 3
Bureau of Coastal Regulation
Division of Land Use Regulation

CC: Applicant
Township Clerk/Construction Official