



## ***Bernards Township Environmental Commission***



### **BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – March 22, 2021 – 7pm**

#### **CALL TO ORDER**

Chairperson Ann Parsekian called the meeting to order at 7:03 pm via Zoom Conference call in accordance with the Open Public Meeting Act of 1975.

#### **FLAG SALUTE**

All those assembled saluted the flag.

#### **ROLL CALL**

**Present:** Joan Bannan, John Crane, Debra DeWitt, Nancy Cook, Jane Conklin, James LaMaire, Ann Parsekian, Sarah Wolfson

**Absent:** Alice Smyk, Jason Roberts

**Also Present:** Kaitlin Cartoccio – Recording Secretary, Todd Edelstein – Resident, Phillip Gao – Resident

#### **APPROVAL OF MEETING MINUTES**

Motion to approve the February 22, 2021 minutes made by Nancy Cook, seconded by Jane Conklin. Joan Bannan abstained. All others in favor, motion carried.

#### **REPORTS & MISCELLANEOUS CORRESPONDENCE**

**a. 2021 EC Reusable Bag Project**

There was discussion regarding the materials used for the reusable bags and in using recycled plastic bags instead of a new material. The contest to design the bag will be open to K-8 students and will be advertised shortly.

**b. 2021 RHS Trex Project**

Met with the Ridge High School Green Team via Zoom. The Green Team raised money with the intent to purchase plastic bag recycling containers but have decided to sign up for the Trex challenge instead.

**c. GSWA Native Plant Sale**

Native plant sale schedule for April sponsored by the Great Swamp Watershed Association. EC members will help by delivering plants from the headquarters in Harding.

**d. Spotted Lantern Fly & Other Potential EC Projects**

Spotted lantern flies have been and will continue to be threat to native plants in Bernards Township. Ideas were discussed on how to play a more active role in eradicating spotted lantern flies including re-releasing the information flyer back in the fall and putting up signs in the park.

**e. Social Media Outreach**

“What Not to Recycle” was posted on Facebook.



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### **OLD BUSINESS**

None

### **NEW BUSINESS**

- i. **Fellowship Senior Living Inc – PB-20-005 – 8000 Fellowship Rd** – Preliminary/Final Major Site Plan

John Crane recused himself at 7:41 pm. After reviewing the application it was noted that Fellowship Village still has to apply for a general permit from the NJDEP to construct the boardwalk. Still awaiting other comments.

Motion by Jim LaMaire, seconded by Nancy Cook.

All in favor, motion carried.

- ii. **Braemar Partners – ZB-20-027- 3066-3074 Valley Road** – Preliminary/Final Major Site Plan, Conditional Use (D-3) to Construct an Assisted Living Facility.

After reviewing this application the Environmental Commission would like to note that the northern boundary of the property borders the Passaic River. Additionally a large portion of the property is bound by wetlands. A wetlands transition waiver is needed from the NJDEP. Additionally, the EC recommends that the Planning Board speak with the applicant regarding the use of rain gardens and other approaches to stormwater management. The applicant should also consult the native plant list posted on the EC's webpage for appropriate native tree replacement as the proposed Norway Spruce is not a native tree.

Motion by Debra DeWitt, seconded by Nancy Cook.

All in favor, motion carried.

- iii. **Distributed Solar Development LLC – PB-21-001-295 North Maple Avenue** – Preliminary/Final Site Plan to Install a Solar Canopy to an Existing Parking Deck & Design Exception.

No comment.

Motion by James LaMaire, seconded by Debra DeWitt.

All in favor, motion carried.

- vi. **Vial – ZB-21-008 – 10 Brook Avenue – Spa (Pool)** – Not Located Behind Rear Building Line of Adjacent Dwelling



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John Crane returned at 8:16 pm. In regards to this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Motion by Nancy Cook, seconded by Debra DeWitt.

All in favor, motion carried.

**vii. Simao-ZB-21-009- 20 Canoe Brook Lane - Not Located Behind Rear Building Line of Adjacent Dwelling,**

The Environmental Commission notes the presence of the existing easement on the property and that the proposed pool will be in proximity of the easement boundary. The proposed fence will run along a portion of the boundary itself. The easement should not be disturbed during construction and the applicant should include enough space between the fence and the easement boundary for any future adjustments. Stone boundary markers should be used for the conservation easement. The EC acknowledges the applicant using the rain gardens but would like to remind the applicant that storage requirements should be met as per the Planning Board. The applicant should also consult the native plants list posted on the EC's webpage for appropriate native trees, plants, and shrubs.

Motion by John Crane, seconded by Jane Conklin.

All in favor, motion carried.

### **COMMENTS BY MEMBERS**

Todd Edelstein commented that Lord Stirling School closed, and the property is for sale. Currently there are no applications for the property.

### **PUBLIC COMMENT**

Ann Parsekian mentioned there was a RHS student interested in volunteering but there are no positions. Perhaps the EC could consider a junior commissioner. Nancy Cook is working on a tour of the recycling plant for April. The Watershed Ambassador will not be able to present until the fall due to staff turnover. John Crane brought up a plant sale that used to occur at Southard Park as a potential pick up spot for the native plant sale.

### **ADJOURNMENT**

Meeting was adjourned at 9:03 pm by Nancy Cook and seconded by James LaMaire. All in favor, motion carried.

Respectfully submitted,  
Kaitlin Cartoccio, Meeting Secretary



## ***Bernards Township Environmental Commission***

**TO:** Zoning Board Chairperson and Members

**FROM:** Ann Parsekian, Chairperson  
Bernards Township Environmental Commission

**DATE:** March 26, 2021

**RE:** Applications review

The Environmental Commission reviewed these applications at their March 22, 2021 meeting and forwards the following comments.

### **Board of Adjustment**

#### **Braemar Partners – ZB-20-027. 306603074 Valley Road**

The Environmental Commission has reviewed this application and has the following comments:

The EC notes that the northern boundary of the property borders the Passaic River and that a substantial portion of the property is constrained by wetlands per the furnished exhibits based on NJDEP and FEMA data, and that a wetland transition waiver is required from NJDEP.

The drainage plan proposes a sizable detention basin at the rear of the building complex. Although the application was submitted prior to approval of Bernards Township's newly revised stormwater ordinance, the EC urges the Planning Board discuss with the applicant the use of rain gardens and/or other green approaches to stormwater management to replace or enhance the detention basin.

The EC notes that the applicant proposes to plant 270 of the 270 trees required in the tree replacement schedule. The applicant should consult the native plant lists posted on the EC webpage for appropriate native trees, shrubs, and plants. The Norway Spruce is not a native tree in New Jersey. [Recommended Tree and Shrub List](#)

In light of the close proximity of the proposed construction to exceptional resource value wetlands and the Passaic River, the EC recommends that the Board seek assurances that the required silt fence be properly installed and regularly maintained throughout the construction period.

#### **Vial – ZB-21-008 10 Brook Avenue**

The Environmental Commission has reviewed this application and notes that pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants Bernards Township residents to use best management practices when discharging pool water. [BMPs: Pool Water Discharge](#)



## ***Bernards Township Environmental Commission***

**Zimao – ZB-21-009 20 Canoe Brook Lane**

The Environmental Commission has reviewed this application and has the following comments:

The EC notes the presence of an existing conservation easement on the property and that the proposed pool will be in close proximity of the easement boundary. It appears that the proposed fence will run along a portion of the easement boundary. The conservation easement should not be disturbed during construction, and the applicant should include sufficient, differentiated space between the fence and the easement boundary to facilitate any future maintenance that may be required. If stone boundary markers have not been installed for the conservation easement, they should now be a requirement.

The EC notes that, although this application was submitted prior to the Township's adoption of new, green stormwater requirements, two rain gardens have been proposed to handle storm water. The EC supports the use of rain gardens to address stormwater, and will defer to the Board's professionals on appropriate volume calculations. The applicant should consult the native plant lists posted on the EC webpage for appropriate native trees, shrubs, and plants to use in their landscaping. [Recommended Tree and Shrub List](#)

Cc: David Schley, Township Planner  
Cyndi Kiefer, Secretary; for distribution to BOA members



## ***Bernards Township Environmental Commission***

**TO:** Planning Board Chairperson and Members

**FROM:** Ann Parsekian, Chairperson  
Bernards Township Environmental Commission

**DATE:** October 24, 2020

**RE:** **Fellowship Senior Living-PB20-005**  
**Distributed Solar Development-PB21-001**

The Environmental Commission reviewed the following applications at their March 22, 2021 meeting and submits the following comments:

**Fellowship Senior Living – PB-20-005 8000 Fellowship Road**

The Environmental Commission has reviewed this application and notes that the applicant has not yet applied for a permit from NJDEP for the proposed recreational boardwalk.

**Distributed Solar Development LLC – PB-21-001 295 North Maple Avenue**

The Environmental Commission has reviewed this application and has no comments at this time.

**Cc:** David Schley, Township Planner  
Cyndi Kiefer, Secretary; for distribution to PB members and Attorney to applicant