

MEETING MINUTES

Call to Order

The July 13, 2020 virtual meeting of the Freehold Township Environmental Commission was called to order by Chairman Moskal at 7:35 pm. The meeting was noticed and made available via conference call and shared-screen. Board members present: Dave Puchalski, Steve Leone, William Lombardi and Tom Moskal.

The following statement was read by Chairman Moskal: "In accordance with the Open Public Meetings Law, c.231, P.L. 1975, this meeting was announced by posting a notice on the bulletin board reserved for that purpose, by mailing such notice to the office of the official newspapers of the Township, and by filing such notice with the Township Clerk."

The Commission reviewed the following projects;

Mediplex Holdings LLC **SP# 908-20 / VAR# 014-20**
Preliminary and Final Major Site Plan Application & Variance Application Block
85.36 Lot 8 & 9 – 670 West Main Street

Due to a possible conflict, Steve Leone did not participate in the discussion of this project.

- With the stormwater design requiring an easement on the neighboring property for an emergency spillway the Commission would like the applicant to demonstrate that they have secured this easement.
- The plan calls for 20 of the 32 trees to be removed, including 3 heritage trees. The Commission would like to see additional shade trees added to the landscaping plan.

183 Three Brooks Holding, LLC **SP# 474-2-20 / VAR# 010-20**
Preliminary & Final Major Site Plan and Variance Application Block 72.06 Lot 1
183 Three Brooks Rd

- The Commission would like to see an environmental impact statement for this project. No statement was submitted, as the applicant states this is due to the fact that the site will use existing stormwater management facilities. However, new stormwater facilities are proposed, including an underground detention basin and above ground infiltration basin.
- It also appears that a number of trees will need to be removed to accommodate the proposed expansion, however, no tree removal plan is provided. The proposed landscape plan includes over 250 shrubs, but only 4 new trees. The Commission would like to see a tree management plan that includes the addition of more trees.
- It appears that part of the area to be paved is within the wetlands buffer.
- Applicant should confirm that with the addition of new lighting the spillage levels of the existing lighting will not increase.

The meeting was adjourned at 7:55 pm.

Tom Moskal
Chairman