



TOWNSHIP OF HOPEWELL

ENVIRONMENTAL COMMISSION

Approved Minutes

For the regular meeting of
Tuesday, January 19, 2016

* The meeting was called to order at 7:07 p.m. by Bob Miller.

Statement of Compliance & Roll Call

Members present: Mike Aucott, Nora Sirbaugh, Rex Parker, George Kerr, Tim Wilson, Ray Nichols, Jim Gambino, and Bill Washburn

Members absent: Gloria Rohmann

Also present: Bob Miller – Twp Administrative Officer

Members of the Public present: John Anderson (JCP&L), Frank Luchessi (PSE&G), Benjamin White (PSE&G)

Election of 2016 Officers

Nora was nominated for Chairperson by Rex, 2nd by Mike, and elected unanimously.

Ray was nominated for Vice-Chairperson by Mike, 2nd by Jim, and elected unanimously.

Jim was nominated for Secretary by Mike, 2nd by George, and elected unanimously.

Note: Vanessa Sandom will be the Twp Committee liaison to the EC.

Presentation - JCP&L and PSE&G, community street light information discussion

Messrs. Anderson (JCP&L), Luchessi and White (PSE&G) introduced themselves as their respective company's representatives regarding street lighting. Mike Aucott then went through a list of questions for our guests.

Answers:

JCP&L territory covers the western 1/3 of the Twp and includes approximately 100 street lights. PSE&G territory covers the remaining 2/3's of the Twp and includes approximately 700 street lights. Total ~ 800 street lights. We have a map for the JCP&L light locations. We only have a pole number / street address location listing for PSE&G lights (although they are working on creating a map for us).

The chargeable operating cost per light is established by the State Board of Public Utilities and varies per luminary type and wattage. The Twp receives a separate street light bill, which does not include other Twp electricity use. Our current billing is \$15-\$16 per month per light. This cost includes electricity used per light plus installation and maintenance per lamp/fixture for life.

We have a mixture of incandescent and high pressure sodium (HPS) lights in the Twp; and two types of HPS lights, Cobra Head and full cut-off. Most lights are 100 watts. The standard fixture height above ground is 80 ft. All lights are equipped with photocells, which turn on at dusk and off at dawn. Timers are not typically used on public street lighting.

The amount of glare varies for each light type. Shielding can not be practically installed on the Cobra Head or incandescent style lights. Lights are available in 50, 100, 150, 250 or 400 watts. LED light fixtures use less electricity, but have higher overall costs at this time.

Suggested references are guidelines established by the Illuminating Engineers Society and the municipal lighting handbook (see First Energy / JCPL web site).

* It is important to note that the Twp Engineer must request from the utility(s) any street light removals, light type or wattage changes, or shielding additions or modifications.

High School update - Mike mentioned the HS student task force developed a draft street light survey, which they plan to send to all student parents.

Action: Mike will forward the draft survey to EC members for review. Comments will be discussed at our February meeting.

Minutes for Approval

The November 17, 2015 minutes were discussed and approved as amended. Motion –Rex, 2nd Mike. Nora will forward the approved minutes to Bob for distribution and filing.

The December 15, 2015 minutes were discussed and approved. Motion –Nora, 2nd Rex. Jim will forward the approved minutes to Bob for distribution and filing.

Review – members recalled 2015 accomplishments and discussed 2016 goals

Accomplishments

- * planted a 30' Red Maple tree and held a 5th Arbor Day celebration @ Alliger Park
- * produced a new 5-year Community Forestry Management Plan
- * educated the public at Pennington Day (Conservation Easements) and Hopewell Harvest Fair (Ash Borer)
 - o obtained a canopy & two folding tables for community events
- * reviewed 70+ subdivision plans for conservation easements and created a spreadsheet to record relevant CE info
- * established a course of action for continued water monitoring
- * established a course of action for municipal Street Lights, recruited HS students for related field work project
- * provided input to Twp Committee regarding areas of possible revision in our environmental ordinances
- * reviewed numerous site plans & variance requests and reported concerns to respective Twp Boards

Goals

- * revise Woodlands Protection Ordinance per mayor's request regarding utilities such as Penn East Pipeline
- * check other Twp. environmental ordinances for the same utility criteria
- * begin Ash Tree Inventory; conduct public seminar w/ news release
- * improve EC image in our community; articles, projects
- * celebrate Arbor Day / tree seedling distribution
- * complete Conservation Easement Grant

- * establish USGS water monitoring contract at Scotch Rd well for 10 years
- * develop Street Light Action Plan
- * establish a Twp Eco-facility for collected brush & leaves
- * review site plans & variance requests on a timely basis

Planning & Zoning Application Reviews – EC Concerns

1. D&R Greenway Land Trust

Block 5, Lot 14.03; 125 Stony Brook Road – Final Major Subdivision with Bulk Variance.

- * We have no environmental concerns with respect the proposed subdivision that will create one 6-acre buildable lot in the MRC zone, but we recommend that the applicant first demonstrate how the remaining land shall be permanently protected from future subdivision or development.

2. Janssen Pharmaceuticals, Inc.

Block 98, Lots 17 & 37; 1125 Trenton Harbourton Road – Final Site Plan, Parking

- * We recommend that the parking area be constructed so as to minimize stormwater runoff and maximize its infiltration through the use of pervious pavement and that the proposed landscaped islands should be depressed and designed to accept stormwater runoff.

3. Mercer County Park Commission

Capital Project Review, various projects – Wildlife Center, Equestrian Center, Howell Farm, John Phillips House.

- * This is a courtesy review of upcoming County projects in Hopewell Twp. We have no other comments.

4. Chad Goerner - Mount Rose Distillery

Block 16, Lot 51; 3 Aunt Molly Road – Use Variance and Site Plan Waiver for Farm to Bottle Craft Distillery

- * We have concerns about an adequate water source for this new business. Overuse of the existing well may adversely affect wells on neighboring properties.
- * We have concerns about the increased demand that will be placed on the existing septic system.
- * We have concerns about disposal of the waste (both liquid and solid) that will be generated by this new business.

5. Music on the Hill

Block 21, Lot 4; 235 Pennington-Hopewell Road – Use Variance, Preliminary Site Plan, Bulk Variance to convert existing buildings to Office Administration and Music Education

- * We have no environmental concerns

Subcommittee Reports / Discussions / Updates for on-going projects

A. ANJEC Conservation Easement Grant

Ray outlined the necessary tasks to complete the grant work by May 2016 and submit a final report by June 15.

B. Community Forestry Management Plan

The Tree Work Request Form was tabled until February.

C. Water Resources Monitoring

Mike reported that we still did not receive word back from the Twp regarding our proposal to have USGS monitor our Scotch Rd well. Will the Twp approve and budget for this site to be monitored?

D. Municipal Street Lights (see Presentation pg 1)

E. Municipal Environmental Ordinance Review

Actions:

- * Bob will forward Rex's red-line comments regarding future utility development as stated in our Woodlands Protection Ordinance.
- * Members should review Rex's comments and the entire Woodlands ordinance and be prepared to discuss any changes at our February meeting.
- * Nora will forward an earlier e-mail from Bob containing copies of all of our environmental ordinances.
- * Members should review these environmental ordinances for a need to discuss future utility development and be prepared to discuss any changes at future meetings.

F. Planning Board update

This item was not discussed.

G. Green Team update

Rex mentioned the February 6 *Styrofoam Recycling Event* to be held at the Twp. Public Works Bldg.

Action: Rex will forward the event info to all members and, asked for volunteers to help that day.

Ray mentioned the March 19 *Living Local Expo* to be held at Rider University and, asked if the EC should staff a booth at this event.

Action: Members do not wish to staff a booth, but are encouraged to attend the event.

New Business

A. Arbor Day

We are not sure if we will plant a tree this year. Instead, we are planning to conduct a tree seedling giveaway on Saturday, April 30.

B. Tree Seedling Giveaway

The NJ Tree Recovery Campaign is once again offering free bare root tree seedlings to all NJ communities to help replace trees that were lost during Super-storm Sandy. The application deadline is Feb 12. Members would like to participate and suggest applying for 1000 seedlings.

Action: Bob will submit our application to NJDEP.

Note: seedling pickup is April 29 at the Mercer County Soil Conservation District office in Hamilton Square.

Correspondence

- A. ANJEC, EC Training Classes – Tim was encouraged to attend
 - B. Annual Living Local Expo – see comments above
 - C. Intro to Private Lands Stewardship Program – by FoHVOS, Feb 20 at SBMWA, Titus Mill Rd.
 - D. Notice, NJDEP Wetlands Permit, PSE&G – statewide maintenance
 - E. Notice, NJDEP Letter of Interpretation, Princeton Research Lands: B 72, L’s 11 & 31
 - F. Notice, NJDEP Letter of Interpretation, PSE&G: B 88, L 3
 - G. Notice, NJDEP Letter of Interpretation, First Hartford Realty Corporation: B 68, L 8 & B 908, L 8
- * The meeting adjourned at 10:15 p.m. Motion –Rex, 2nd Mike.

Respectfully submitted,

Jim Gambino
Secretary