

ENVIRONMENTAL COMMISSION
AUGUST 3, 2021 AGENDA

In order to comply with the executive orders signed by the governor and in an effort to follow best practices recommended by the CDC, this meeting will be conducted virtually for all board members, board professionals, applicant and applicant's team and members of the public. Members of the public are invited to view meetings live using Webex which allows them to "raise a hand" and contribute with voice and video during the public portions of the meeting. Members of the public who are calling in by phone will also have the opportunity to contribute when called upon to speak. To join by phone, please dial the following: +1-408-418-9388. You will then enter the access code: 173 627 7963. To attend this meeting virtually, enter the following link on your computer or personal device:

**<https://readingtontwp.webex.com/readingtontwp/j.php?MTID=m4bdfb73e91f4fb42088fb311c83caf39>
Password: EC1234**

Chair Hendrickson calls the meeting to order at 7:00 pm and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

A. Roll Call:

B. Minutes:

B.1 June 1, 2021

[EC June 1st Meeting Minutes.docx](#)

C. LOI/Freshwater Wetlands:

C.1 LOI Block 15 Lot 28:

[LOI Block 15 Lot 28.pdf](#)

D. AOC(Areas of Concern):

E. Correspondence:

F. New Business:

F.1 Sign Distribution: Volunteers

F.2 Fall Well Testing Preparation (Mobile Truck): Steve Foster

G. Other Business:

G.1 Seedling from the Salem Oak:

G.2 Grant Update:

[Grant List as of 7-20-2021.xlsx](#)

H. Site Plan Review and Comment:

I. Public Comment

J. Adjournment

TOWNSHIP OF READINGTON
ENVIRONMENTAL COMMISSION
JUNE 1, 2021 MINUTES

CALL TO ORDER

Chair Hendrickson calls the meeting to order at 7:04 pm and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

A. ROLL CALL

Present: Neil Hendrickson, Robert Becker, Steve Foster, Mario Orlandi, Susan Masinda, and Jeff Charney.

Jonathan Heller joined soon after the meeting started.

Jerry Cook joined mid-meeting.

Absent: Todd Terricone

B. MINUTES:

Discussion regarding the water park at Cornhuskers was brought up. This discussion will be moved to later in the meeting.

Robert Becker moved and Steve Foster second, motion to approve the minutes for May 4, 2021. All unanimously who were at the May meeting approved.

C. LOI/FRESHWATER WETLANDS:

Freshwater Wetlands Letter: Block 64, Lot 19.01

D. AOC (AREAS OF CONCERN):

None

E. CORRESPONDENCE:

None

F. NEW BUSINESS:

Water Park at Cornhuskers:

Members requested more information from the Recreation Department regarding what they are proposing.

G. OTHER BUSINESS:

G1. Environmental Resource Inventory - NJUCF 2021 Stewardship Grant

A discussion took place regarding updating or recreating the Environmental Resource Inventory. The paper maps need updating and the documents are low resolution. Robert Becker pointed out that many, if not all maps, are currently digital in high resolution on the NJ Maps application. ANJEC will be having a training course on this.

G2. Adopt-A-Road Update

Neil Hendrickson mentioned he talked to Scott from the DPW regarding which roads are prime candidates in this process.

Clean Communities involvement and the Clean Communities Coordinator was generally discussed.

G3. Forestry Management Bill Update

Forestry Management Bill was opposed by many states' environmental groups; therefore, it was sent back to the Township Committee.

G4. Hionis Greenhouse Update

Zoning and Code Enforcement are acting on it.

G5. Grant Update

Steve Foster mentioned the 319H chart shows that it closes out on June 30th, but the DEP moved it out to November 30th due to COVID-19.

2021 Open Space Stewardship Grant Program Update

ANJEC Grant Announcement – Not discussed during this meeting.

G6. Sub Committee Updates

Deer Management Subcommittee:

Adam Mueller created a presentation regarding Deer Management Reports and Deer Management Program recommendations. The presentation consisted of online harvest reporting, signage, club lease edits, renewals, limit club properties, harvest donations, firearms, quiet hours, and community outreach. During the 2020/2021 season, the Township issued permits for 20 individuals and signed leases with 5 clubs. The individual permit holders increased their harvest by 236% over last seasons harvest data.

The Wildlife Advisory Subcommittee program goal is to manage white-tailed deer populations with Readington Township at socially acceptable levels that provide recreational and educational opportunities as well as provide opportunity for maintaining and preserving a healthy woodland habitat. Another goal is to provide educational programs such as nature walks, formal presentations, and informal conversations.

Unmarked and unused tree stands were brought up for discussion and proposed to be taken down.

Adam Mueller requested a vote of support to send recommendations to the Township Committee.

Jerry Cook moved and Jeff Charney second, motion of support by the Environmental Commission for this program to be presented to the Township Committee. This will include revisions of Sunday bow hunting on properties with no posted trail system or horse activity.

Susan Masinda opposed.

No further comments.

H. SITE PLAN REVIEW AND COMMENT:

Steve Foster mentioned a Raritan Headwaters seminar coming up regarding storm water.

Robert Becker inquired about Republic and the breakdown of invoices. The current contract is for three years and expires end of 2021. The contractor is required to reimburse the Township for revenue for the sale of recyclable materials. Johnathan Heller explained that the contract is approved yearly, and it fluctuates based on tonnage.

I. PUBLIC COMMENT:

None

J. ADJOURNMENT

The meeting was unanimously adjourned at 9:00 pm. The next scheduled Environmental Commission meeting will be held on July 6th at 7:00pm. In order to comply with all NJ Executive Orders and to protect members of the public, current meetings will be held virtually for all parties until such time when in-person meetings can safely resume while complying with all NJ Executive Orders. When in-person meetings resume, they shall be held at Readington Township Municipal Building, 509 Route 523, Whitehouse Station, New Jersey 08889.

Respectfully submitted,

Shannon Long

Eng 6



State of New Jersey

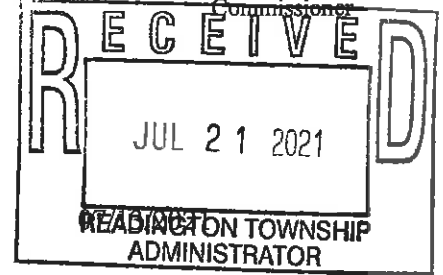
PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

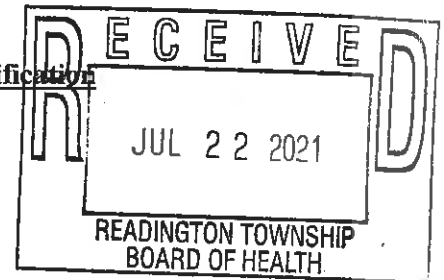
SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse



Matt Galvin
FH Golf Partners, LLC
59 Fox Chase Run
Branchburg Township, New Jersey 08876



RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1022-19-0009.1
Activity Number: FWW190001
Applicant: FOX HOLLOW GOLF CLUB
Block: 15; Lot: 28
Readington Township, Hunterdon County
Watershed: Lamington River
Sub-watershed: Lamington River (Halls Bridge Radd-Herzog Brook)

Dear Mr. Galvin:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on December 12, 2019, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: **“WETLANDS LOCATION PLAN FOX HOLLOW GOLF CLUB LOT 28 BLOCK 15 READINGTON TOWNSHIP HUNTERDON COUNTY NEW JERSEY”**, consisting of two (2) sheets, dated January 10, 2019, last revised April 2, 2020, and prepared by Kurt T. Hanie, P.L.S. of Gladstone Design, Inc., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

“Freshwater Wetlands/Waters Boundary Line as verified by NJDEP”

cc:

Eng
BDF N
JC

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetlands on and adjacent to the subject property as shown on the above referenced plans. [50 foot wetland buffer]

State Open Water: As shown on the above referenced plans and within wetland boundary. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

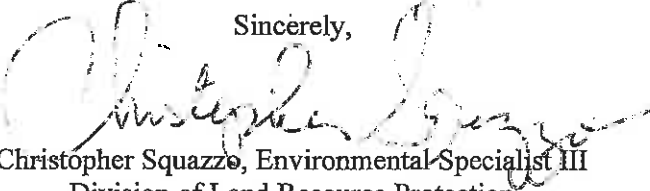
1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Michael Tropiano of our staff by e-mail at Michael.Tropiano@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Christopher Squazzo, Environmental Specialist III
Division of Land Resource Protection

cc: Readington Township, Municipal Clerk **w/plan**
Readington Township, Municipal Construction Official
Agent – John Peel **w/plan**

Grant Title	Contact Person	Application Date	Grant Amt Awarded	Date Awarded	Initial Payment	Balance Payment	Cost Sharing	Acknowl. Due	Interim Rpt Due	Final Rpt Due	Grant Completion Deadline	Notes	Received Funds Complete	Updated 7/20/2021
Roots to Rivers-Bloys	Niel Hendrickson	12/1/2019	\$ 7,213.50	2/26/2020	\$ 3,606.75	\$ 3,406.00	---	---	---	Ext 11/6/20	Ext 11/6/20	Final Rpt Submitted by PH Amt\$3406.	2/11/2021	
Roots to Rivers-Holland Brook	Niel Hendrickson	12/1/2019	\$ 3,897.00	2/26/2020	\$ 2,000.00		---	---	---	Ext to end of Dec.	Ext to 12/31/20	Final Report Submitted by N.Hendrickson		
PSEG-2020 Sm Grants Meadow Inv RVCC	Robert Becker	2/1/2020	\$ 10,000.00	5/14/2020	\$5,000.00		---	---	2/28/2021	11/30/2021	11/30/2021	Sustainable Jersey-PSEG Foundation		
ANIEC 2020 Invasive Plant Removal		5/4/2020										NOT AWARDED		
BPU-Elec Veh (1)	Robert Becker	7/31/2020	\$ 5,500.00	10/29/2020	---			10/4/2020			6/30/2021	Submitted docs for payment	4/19/2021	
Farmland Pres Plan Update	Kristen Doyle	9/23/2020	\$ 20,000.00	10/1/2020	---		NTE 50%				9/23/2022			
CHPP History Grant App. 2020	Margaret Smith	10/1/2020	\$ 4,395.00	3/13/2020	\$ 3,516.00	\$ 879.00	---	---	6/19/2020	12/18/2020				
CHPP History Grant App. 2021	Margaret Smith	10/20/2020	\$ 4,600.00		\$ 3,680.00							5/21/21 - Rcvd \$3680		
COVID-19 Municipal Grant	Rich Sheola	11/17/2020	\$ 5,000.00	11/17/2020	---		---	---			11/30/2020	COMPLETE	1/4/2021	
Energy Initiative-Free Tech Assist	Robert Becker	1/22/2021	FREE TECH ASSIST	3/3/2021	---	---	---	---						
Hunterdon Cty Grant App 2021-Museum Roof	Margaret Smith	3/17/2021										Appl Submitted, Amt Rqstd \$38,000		
DCA - Recreation Grant	Gabrielle Bolarakis	5/21/2021										Amt Rqstd \$270,440		
Clean Communities Grant-ANNUAL-2019	Tom Carro	4/2021	\$ 57,112.60											
Clean Communities Grant-ANNUAL-2020	Tom Carro	4/2021	\$ 51,490.42											
319H-Princeton Hydro	Rich Sheola		\$ 650,000.00								Ext 6/30/21	Ongoing		
ANIEC 2019 Pollinator Garden			\$1,500	5/7/2019	\$ 1,000.00	\$ 369.80	---	---	1/31/2019		6/1/2020	COMPLETE - Bal Rcvd	5/27/2021	
ANIEC 2021 Social Media Plan	Mario Orlandi											NOT AWARDED		
BPU-Chg Sta. (2)	Robert Becker		\$ 1,500.00		---						6/30/2021	Dependent upon It Pays To Plug In		
CHPP History Grant App. 2019	Margaret Smith		\$ 2,490.00		\$ 1,867.50	\$ 622.50	---	---	---	1/6/2020		COMPLETE		
Clean Communities Grant-ANNUAL-2018	Rich Sheola		\$ 51,293.00											
Clean Communities Grant-ANNUAL-2021	Rich Sheola		\$ 55,065.16									6/4/21 - Rcvd \$55,065.16	6/4/2021	
It Pays to Plug In-Chg Sta. NJDEP	Rich Sheola		\$ 6,000.00	12/15/2020	---						9/14/2021			
Sustainable Jersey/PSE&G Natural Resource Interactive Inventory Map	Robert Becker	5/12/2021	\$2,000	7/6/2021	\$2,000	---	---	---	---	7/31/2022	7/31/22			
Sustainable Jersey-Unique Water Story	Mario Orlandi	6/22/2021										Deadline to apply 6/24/21, on TC 6/21 agenda		
SFY21 Body-Worn Camera Grant	Chief Greco	7/6/2021												