

Highland Park Environmental Commission
Meeting of November 19, 2008
Minutes

Present: Jonathan Abrahams, Steve Barnes, Michael Rosenberg, Allan Williams

Absent: Joan Ehrenfeld, Gabor Grunstein, Arnold Henderson,

1. The meeting was called to order at 8:15 PM in the Environmental Education Center.
2. The minutes of the October 15, 2008 meeting were reviewed and approved.
3. There was no correspondence.
4. Site Plans reviewed:

- a. S.A.M. Enterprises
114 Johnson Street
Block 16, Lots 5,6,&7

The applicant proposes to subdivide a 13,440 square foot property into two conforming lots of 6,720 square feet each. An existing single family home will remain and a second single family home is planned. No Comments.

- b. Gary Panichella
808 Raritan Avenue
Block 87, Lot 5

This is an amended minor site plan to add a 25'x18' second floor addition to an existing fitness center. A freestanding wooden sign is also included. The proposal does not affect the building footprint. No Comments.

- c. Metro PCS New York LLC
501 Raritan Avenue
Block 142, Lots 1 & 2

This is an application for variances to co-locate a wireless telecommunications facility on the rooftop of a five story apartment building in the CBD. The applicant proposes six wireless telecommunications antennas to be mounted to the top and façade of an existing penthouse structure, and equipment cabinets. There are already several other cellular antennas at this location. No. Comments.

- d. All Saints Episcopal Church
101 South Third Avenue
Block 32, Lot 1

The applicant proposes to convert the interior of an unused church, and turn it into 8 apartments for disabled and special needs veterans. The proposal includes 7 parking spaces and a paved driveway. The maximum impervious coverage allowed by the ordinance is 50%, and the applicant proposes 72.1%.

Comments: There will be a large increase in impervious coverage. The applicant should consider possible alternatives to reduce impervious coverage and to minimize storm water runoff from the site. There is potential to either use permeable surfaces or to reduce parking and roadway. Consider dry wells or a rain garden to absorb storm water instead of piping it to the storm sewer. For details regarding plantings and landscaping, consult with Borough's Shade Tree Advisory Committee.

5. Old Business

- a. Environmental Education Center - CME on behalf of the Borough, submitted to NJDEP a request for permit modification for previously approved upland waterfront development. The request is required to complete remedial activities proposed under the Remedial Action Work Plan that was submitted in September. This includes installation of an approved engineered cap on the historic fill which will be integrated with construction of the remaining site improvements. The cap would consist of a six-inch thick wood-fiber path or six-inch thick clean fill topsoil. In addition, the modification will authorize the installation of 1,635 linear feet of timber rail fence to navigate visitors along the native plant walkway and away from areas that did not receive the cap. Existing mature trees on site will be preserved to the maximum extent practicable. Portions of the site that are currently forested will not be disturbed.
- b. Meadows Project – More wood chips have been spread on the trail. Ruts in the trail still need to be raked out. The new message board has arrived and will be installed sometime in early December. A small boardwalk is being planned for a muddy area of the trail. The boardwalk would be approximately 50 feet long and 5 feet wide, and constructed of either recycled plastic or pressure-treated lumber. We are still considering purchasing a utility vehicle that could be used to move equipment back and forth along the trail. Additional signs and trail markers are also planned.

6. New Business

- a. Edison Township does not currently have an Environmental Commission and they have requested Highland Park's help in setting one up. We agreed to assist them.
7. The meeting adjourned at 10:00 PM. The next meeting will be on Wednesday December 17, 2008 at 8:00 PM.