

## Highland Park Environmental Commission

Meeting of June 5, 2019

Minutes

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

1. The meeting was called to order at 8:05 PM.
2. Since we had no hard copies of the draft minutes of our May 1 meeting, we will vote online to approve those minutes.
3. Correspondence: None

#### 4. Site Plans

- a) Solop Partnership, LLC  
Skyview Terrace  
Block 75, Lot 15.2  
P 2018-02

This is an application for a minor subdivision of the property. Last year, we reviewed an incomplete set of plans submitted for this property. In January, a new application was submitted, including a site plan, to the Planning Board. That application was deemed incomplete. Another application was submitted in March of this year was deemed complete, but it did not include an official detailed memo supporting its completeness.

The application proposes to break up the Barwood Marsh property into three new lots. Two of the new lots (A and B), each approximately 10,000 square feet, are large enough to be buildable for single family homes. The single-family homes are shown as a concept plan submitted to get the property subdivision approved. We noted there are several easements on these lots including both water and sewer lines. The remainder of lot 16.02 (Barwood Marsh) will be joined to lot 16.06 (Polos residence). Allan reported that the Planning Board has not yet received copies of this application. Steve said we need to see where the stream encroachment line goes and where soil tests would be done. The property owner should retain at least 75 percent of the stormwater runoff from the new buildings on the site. We want a signed assurance from the property owner that there will be no disturbance to the unbuildable lot, Lot C, after the two other lots are developed. The Environmental Commission considers all these lots to be environmentally sensitive areas. There are two existing non-conformities for which the applicant is requesting bulk variances. Proposed lot B is very close to the flood plain and may experience flooding during storms. The applicant is still proposing a narrower road than borough code calls for and is not recommended in case emergency vehicles need to access the area. Allan will send our comments to the Planning Board for review. Both the Environmental Commission and the Planning Board should get copies of the application to review.

#### 5. Old Business

- a) PSE&G Solar Farm. Construction of the solar farm has started. Tree work and cleanup of the site have been completed. The next step is to start grading on the site. Removal of

concrete in the Lower Meadows was a condition for the project. A contractor has been selected to remove the concrete but has not yet submitted a performance bond.

- b) Meadows Update. We have purchase orders for equipment, plants, and trees. Craig will receive trees and plants delivered from the Pinelands. This is paid for with grant money. Mary Denver is also buying plants for the Meadows. Steve wants us to inform him about anyone interested in working on the Meadows Trail. Work is done from 10 am to 2 pm on Sundays. The volunteers need one or two more people. There currently are four volunteers. We agreed to put signs up seeking additional volunteers.
  - c) Removal of Brick and Mortar Well Cover in the Meadows. So far, this has not been removed. We want to get someone to take it out but don't know yet who that will be.
  - d) Buck Woods. Allan reported that a third version of the new zoning ordinance for this site will be introduced on first reading at the next Borough Council meeting on Tues, June 11.
  - e) Environmental Commission Website. Nicole has helped put up our new site. It is not yet finished.
  - f) Environmental Education Center Condition. Borough Administrator Teri Jover had a meeting here last night and determined the site needs to be spruced up. We need to throw away several things currently in the Center, some of which are in the utility room. In other site news, the beehives have been very active.
  - g) Fence Repairs Needed. No new information.
6. New Business
- a) Proposed Law on Storing Soil and Fill. We received a letter about a bill in the state legislature that proposes local control on storing soil and fill. Currently, this is controlled by the DEP. The law may also require a local permit. We are keeping track of this.
  - b) Temporary No Parking Signs on Street Trees on Raritan Avenue. These signs are stapled to trees, which injures the trees. This was done for the Street Fair and Memorial Day parade. We could recommend the use of no parking signs that are not thrown away. We will check with Karen on this.
  - c) Next Meeting. Our next scheduled meeting date, July 3, falls on the night of the borough fireworks. We therefore decided to have no meeting in July and have one on the first Wednesday in August instead. That date is August 7.
7. The meeting adjourned at 9:17 pm. The next meeting of the Environmental Commission will take place on Wednesday, August 7, at 8 pm in the Environmental Education Center.