

Florence, New Jersey 08518  
May 5, 2022

The regular meeting of the Florence Township Environmental Commission was held on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. The meeting was called to order at 7:00 P.M. followed by a salute to the flag. The following statement was read: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex".

Upon roll call the following Commissioners were found to be present:

Kristan Marter, Council Representative	David Mudge
Paul A. Ordog, Jr.	Melanie Mieczkowski
John Pagano	Deepa Patel
Michelle Ryan-Krzykalski	Kelly Doyle

ABSENT: David Yansick

#### RESOLUTIONS

There were no resolutions.

#### MINUTES

Motion was made and seconded to adopt the minutes of the Regular Meeting of 04/07/22. Motion unanimously approved by all members present.

#### CORRESPONDENCE

There was no correspondence.

#### NEW BUSINESS

It was mentioned that people can order rain barrels and composting bins at a decent price and pick up at the Earth Day Fair that is being held on June 26<sup>th</sup> at Smithville Park.

The Burlington County Farm Fair will be held this year; July 19 – July 23, 2022

Chairman Mudge stated he did contact the gentleman who educates people on composting, and he wanted to know what we are specifically looking for. Chairman Mudge stated we are looking for a hands-on presentation, and is now waiting for a reply from him.

#### OLD BUSINESS

##### A. Sustainable Jersey Green Team

Chairman Mudge thanked Ms. Patel for establishing a spreadsheet to compile our information and to keep track of all the items. Ms. Patel mentioned she has also added the items that Marty Eckert had mentioned the township has already done; ex. recycling, paper shredding, community garden.

Mr. Ordog stated that we will get more points for our community gardens if some or all of the food is donated to our local food pantries. He will download the questionnaire and have it completed for next meeting. There is already a community garden in Florence and there also is

19.

one in Roebing that is currently being built. He mentioned that the only problem with getting the points for the community garden is that the information being submitted has to be for year we're submitting. The plan is to submit for the Green Team designation next May. Chairman Mudge stated if we submit the questionnaire for it being established this year in Roebing, it should count. It was mentioned there is also a community garden of sorts at the Scout House that began as an Eagle Project. The area is currently maintained, but not utilized.

Ms. Patel asked if anything had ever been written up for the recycling depot and has been submitted? Mr. Ordog stated it has been written up and submitted and that the township already has 10 points for recycling, 10 points for having an environmental commission, and 10 points for creating a green team. The site only allows for 2 people to have access, which he is one of them. Chairman Mudge stated Ms. Patel should be set up as the other.

Upcoming events mentioned: June 11<sup>th</sup> is Bordentown Green Fair, 10 AM – 3 PM. It was mentioned that we could possibly look to have one of our own next year. And, the Bordentown Street Fair is May 21<sup>st</sup> & 22<sup>nd</sup>.

The below is a recap to which items are being worked on and by whom:

Ms. Doyle – lead education & outreach and farmland preservation lands.

Mr. Ordog – safe routes to school, environmental commission site plan review, natural resource inventory, and community garden

Ms. Patel – prescription drug disposal program

Councilwoman Marter – helping to making the township website more user-friendly, which we may be able to incorporate in with public information and engagement. She is also working with the Shade Tree Commission with regard to trees and shade trees. She mentioned the township is doing a tree inventory which can be included in this item.

Ms. Ryan-Krzykalski and Ms. Mieczkowski – animals in the community education (management plan, enhanced licensing plan, wildlife interaction plan)

Ms. Patel asked in reviewing plans we are always asking for downward lights and talked about maybe having some kind of new ordinance requiring lower lumens for new developments and didn't know if that could fit anywhere into the Green Team items.

It was mentioned that the lights for the walking path across from the high school were quite bright. Chairman Mudge stated we can recommend lower lumens or downcast fixtures to the governing body for when those lights need to be replaced. Councilwoman Marter suggested we look into whether it is a light bulb replacement or a fixture replacement.

#### OTHER BUSINESS/PLAN REVIEW

Updates on the current applications before the Land Use Boards were reviewed.

Discussion took place regarding having a representative from the Zoning Board of Adjustment. Chairman Mudge stated he will talk with the Mayor regarding this.

20.

- A. Review of Application ZB#2022-04: Application by Florence Plaza, LLC for Preliminary & Final Site Plan with Use Variance and Minor Subdivision to construct a 5-story self-storage facility on property located at 2043 Route 130, Florence Township; Block 159, Lot 5.06.

After review of the application, the Commissioners had the following suggestions:

- The height proposed is 58' to 60', which is extremely tall. Typical height for a warehouse is 30'. *(After this meeting took place, Chairman Mudge asked that this statement be retracted from the review memo from the Environmental Commission to the Zoning Board of Adjustment as it was realized after the meeting that a 75' height is permitted in the HC Zone. This comment has been left in the minutes of the meeting; however, will not be included on the review memo.)*
- Lights: We request that the height be set at the same height as typical street lighting. We are happy that what is being proposed is at least downcast fixtures.
- Tree planting: We recommend the Golden Raintree be replaced with an indigenous specie, such as Red Bud.
- The impervious surface percentage designed is at the maximum allowed. We recommend that some of the paved area be changed to pervious asphalt.
- The lot coverage for the building is at 33%, where 30% is allowed. We would prefer the lot coverage of the building to not be over 30% and more landscaping be provided.
- The signs proposed for the building sides are too big and too high, and if illuminated, will be an eye sore. We recommend a monument sign on the highway only.
- The parking space size is proposed to be less than required by code due to no shopping carts on the premises. How will goods be moved from vehicles to storage and vice versa?

#### PUBLIC COMMENT

There was no public in attendance.

#### ADJOURNMENT

Motion was and seconded to adjourn the meeting at 9:00 p.m. Motion unanimously approved by all members present.

MRK/kf

---

Michelle Ryan-Krzykalski, Secretary