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Florence, New Jersey 08518
February 2, 2023

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 7:02 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:

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| Kristan Marter, Council Representative | Melanie Mieczkowski |
| David Mudge | Paul Ordog (arrived 7:10 p.m.) |
| Deepa Patel | John Pagano, Planning Board Representative |
| Michelle Ryan-Krzykalski | Dave Yansick, Alt. #1 |
| Kelly Doyle, Alt. #2 | |

ABSENT: None

OLD BUSINESS

A. Draft Lighting Ordinance

Bob Mullin and Jay DeFelicis from Colliers Engineering were present to give a brief overview of the draft lighting ordinance, answer any questions, and hear additional comments.

Mr. Mullin, Florence Township Engineer and also the Planning Board Engineer introduced himself and Mr. DeFelicis. He stated Mr. DeFelicis is the author of the draft ordinance and is a licensed landscape architect. Mr. Mullin also referred to him as their lighting expert.

Mr. DeFelicis stated he is a licensed landscape architect and a professional planner. He has worked on both sides of municipal planning; for developers by creating their plans and submitting them to townships as well as review plans that are submitted to townships. He explained the draft lighting ordinance is a culmination of all the information he's gathered and creating the best light ordinance that is an always slightly evolving topic. The is an attempt to give the township a new ordinance updates to the current standards.

The following items were discussed regarding the draft lighting ordinance:

- It was explained the lighting ordinance is more for commercial development rather than residential. Commercial lighting is mainly for security and safety. If a neighbor installs a bright light in your neighborhood, this ordinance does not cover that issue. You would have to resolve the issue with your neighbor.
- A couple of examples of what has been included in the draft ordinance is: if more than 25% of the lighting is being replaced, all has to be replaced to meet current standards, and lighting of signs.
- LEDs are more energy efficient and smaller fixtures. Their brightness can be adjusted or made to be a warmer brightness. There is a chart of the different colors/tones for LED lighting.
- Most towns have gone to requiring LED lighting for new developments, while some still want the high-pressure sodium because the town feels that type of lighting looks more "homey" and "residential". LEDs are crisper and brighter.

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- #11 in the draft ordinance states the use of high-pressure sodium luminaires is encouraged. It was asked if it could be added in the ordinance that those lights be within a certain range and are not so bright?
- It was mentioned that often the Commission's feedback on applications for proposed development is that they lower the brightness of their lighting. Can a certain temperature range be in the ordinance to enforce that?
- It has been noticed that lighting on commercial buildings is being placed outside at the top of the wall. Can we enforce that lights be placed lower on the wall?
- One of the buildings in Burlington Township on Dulty's Lane has purple lighting. It is surprising that it lights up everything enough to see, but it is not that bright. It was mentioned that this is a manufacturer's defect and most likely does not meet the minimum standards.
- Municipal recreational facilities lights will only be on when the field is in use.
- Municipalities determine if lighting for public monuments are on all night. If the American flag is flown at night, it must be lit.
- The draft ordinance does not specify anything regarding having to have motion sensor lights. This is something that can be determined by the Planning and Zoning Board during the application process. Mr. Mullin stated this is something he can comment on in his review letter of the application. It was asked if this can also be incorporated into the ordinance. Mr. Mullin stated the ordinance can state parking lot lighting shall be operated only from dusk to 10 PM and only security lighting on motion sensors is permitted after 10 PM .
- The segment regarding street lighting is mostly for a new development for a group of housing. It is just to update the old street lighting ordinance. It talks about staggering lighting on opposite sides of the street.
- PSE&G is involved in the street lighting by having to provide the electricity to that lighting. The developer will put in what was approved, the township will pay the electric bill for the lights, and PSE&G provides that electricity.
- Florence township is behind the curve for having their lighting ordinance updated. Most municipalities have already updated their ordinance.
- This draft lighting ordinance is comprised of the most current standards.
- Everything in the draft ordinance has been seen in other towns' ordinances and is well within the scope of the standard practice and the township's rights of what to demand of applicants.
- If an application has already been approved, their lighting will be what was proposed at the time of approval. They will not have to change their lighting once this ordinance is adopted.
- This ordinance will not supersede work done by NJ Turnpike or NJDOT. Their work is done in the right -of-way and will be to their stipulations.
- The last 2 pages of the draft ordinance is about what the township is expecting for a lighting plan. It is pretty much state of the art for an ordinance like this.
- A night lighting test is the use of photometric meters that will tell you how bright the lighting is. It was discussed how this could be enforced to be done once a site is developed. Mr. DeFelicis stated it should be checked for it being either too bright or not bright enough. Mr. Mullin stated if a lighting plan is submitted with an application, it will give photometrics based on a computer printout. Chances of that being replicated are pretty slim. A Board Engineer or Township Engineer can then go out and check to be sure it is as represented. Mr. DeFelicis stated there is some level of follow up needed.

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Mr. DeFelicis stated that he will look into the couple of changes mentioned and if there are any other comments or questions, please feel free to contact him or Mr. Mullin.

The Commission thanked them for attending their meeting and for bringing the ordinance up to current standards.

Mr. Mullin stated a revised draft will be brought back to the Commission for their okay; it will then go to Township Council for the 1st reading and referred to the Planning Board. The Planning Board will review it to find it consistent with the Master Plan and send it back to Township Council for its 2nd reading. It will then be adopted. He mentioned that even after its adoption, it can always be tweaked if it's a minor provision.

B. Sustainable Jersey Green Team

Chairman Mudge stated Mark Remsa, Township Planner, has been assisting with this and now has access to the sustainable website. Mr. Remsa will advise us of any further needed information.

MINUTES

A correction was made to page 3, section B, 3rd bullet point: Ms. Ryan-Krzykalski was changed to Ms. Mieczkowski.

Motion was made by Ms. Doyle, seconded by Vice Chair Mieczkowski to adopt the minutes from the January 12, 2023 meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

There was no correspondence.

OTHER BUSINESS/PLAN REVIEW

There was no other business or plan review.

PUBLIC COMMENT

There were no members of the public in attendance.

ADJOURNMENT

It was the Motion of Councilwoman Marter, seconded by Ms. Patel to adjourn the meeting at 8:00 p.m. Motion unanimously approved by all members present.

MRK/kf

Michelle Ryan-Krzykalski, Secretary