

Florence, New Jersey 08518  
June 1, 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 7:05 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:

Kelly Doyle	Kristan Marter, Council Representative
Melanie Mieczkowski	David Mudge
Deepa Patel	John Pagano, Planning Board Representative
Paul Ordog (arrived later)	

ABSENT: Michelle Ryan-Krzykalski, Dave Yansick

Also present: Bob Mullin, Township Engineer and Jay DeFelicis, both from Colliers Engineering

**NEW BUSINESS**

**A. Revised Draft Lighting Ordinance for Commission's Approval**

Mr. DeFelicis stated he and Mr. Mullin had presented the draft lighting ordinance to the Commission earlier this year and they are back with a revised draft that includes all comments and suggestions that had been made. He stated Mayor Wilkie had also asked the Township Planner, Mark Remsa to review the draft. Mr. Remsa's comments were basically regarding how some items were worded and suggested rewording those items to make them easier to understand. Tonight's draft also includes this.

Mr. DeFelicis reviewed the change to Section C, General Requirements, with regard to LED and color changes. The decision was made to not even bother with any information regarding old technology and recommend the LEDs as the logical use because they are more energy efficient. LEDs are to be kept within the 3,000 to 3,500 range. Discussion took place as to if the wording should be "3,000 or less" instead. It was agreed it is not the intent to put a burdensome restriction, but to give a range to stay within. Mr. DeFelicis stated he will change the wording to "recommend 3,000, not to exceed 3,500".

Mr. DeFelicis made the following comments:

- Mr. Remsa's comments regarding street lighting are as a guide to applicants so they know what to expect when they are before the Planning or Zoning Boards.
- With an ordinance like this, we try to stay away from residential standards. This is generally for new commercial construction or major changes to existing construction.
- With an ordinance, you do not want to have wording "we would like", but have "you must do this" instead. An ordinance is a legal document. It is meant to lay out the parameters, not to have gray areas. The Planning or Zoning Boards can then make additional suggestions to the applicant depending on the circumstances.
- He does not believe we can make motion sensor lighting systems mandatory for 24-hour operations. This is a code enforcement issue and can also be a safety issue.

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The Commissioners unanimously agreed for Mr. DeFelicis to also make the following changes:

- All formatting changes and grammatical corrections mentioned
- Lighting cannot be directed to the sky will be added in
- A basic foundation based on soils for light pole fixtures will be added in
- Graphs and/or pictures will be added in to help some items be more explanatory
- Sentence structure regarding street lighting design criteria will be revised

Mr. Mullin stated they will take the latest version of the draft lighting ordinance and make the corrections/additions/revisions discussed at tonight's meeting.

B. Resolution EC-2023-02 – Approving Draft Lighting Ordinance and Referral to Florence Township Governing Body for Consideration

It was the Motion of Ms. Mieczkowski, seconded by Ms. Doyle to approve the Resolution EC-2023-02 recommending the Township Council adopt the draft lighting ordinance. Motion unanimously approved by all members present.

#### MINUTES

Motion was made by Mr. Pagano, seconded by Councilwoman Marter to adopt the minutes from the May 4, 2023 meeting as submitted. Motion unanimously approved by all members present.

#### CORRESPONDENCE

- A. Notification from NJDEP - 2032 Bustleton Road
- B. Notification from NJDEP - 36 Third Avenue
- C. Letter from Township Water & Sewer Engineer – TWA Permit Application

It was the Motion of Mr. Pagano, seconded by Ms. Patel to receive and file Correspondence Items A-C. Motion unanimously approved by all members present.

#### OLD BUSINESS

A. Sustainable Jersey Green Team

Ms. Patel stated she read on the Sustainable Jersey website that if applicants submitted for certification in May, which we did, comments will not be available until mid-June, so we should hear something soon.

B. ANJEC Grants

Chairman Mudge mentioned the Commission had discussed looking into grants regarding invasive plant species and pollinator gardens. It was mentioned pollinators had been put in at the community garden in Roebing by those utilizing the garden.

All grants require 80 man-hours towards the planning and fulfilling the task. Mr. Pagano mentioned we can get the Boy and/or Girl Scouts to help; it would be a service day for them. The High School Environmental Club is another good source.

Chairman Mudge wondered if there is a grant that would reimburse for the township to do its own traffic count after an approved commercial project has been developed. It was mentioned that the County now requires applicants to submit a post-development traffic management plan, and if the

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count is higher than what was presented at the time of their application hearing, the developer is required to make off-site improvements to help with traffic flow. Mr. Pagano stated the Planning Board does not have the ability to verify the traffic counts, nor can deny an application based on traffic counts. If the township did their own counts, it would most likely be the same as what was presented because there are only a handful of places that do traffic studies.

It was mentioned ANJEC offers grants for open space projects and it's most likely a traffic study would not qualify.

Councilwoman Marter stated she can ask Council what the procedure is for after-development traffic counts and how can we be sure the post-development traffic management plan is being submitted and reviewed by the County.

#### OTHER BUSINESS/PLAN REVIEW

Ms. Mieczkowski mentioned that she and Councilwoman Marter attended the tour of the recycling facility and highly recommends it to those that have not yet had the chance to take the tour.

#### PUBLIC COMMENT

There were no members of the public in attendance.

#### ADJOURNMENT

It was the Motion of Ms. Patel, seconded by Mr. Ordog to adjourn the meeting at 8:31 p.m. Motion unanimously approved by all members present.

MRK/kf

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Michelle Ryan-Krzykalski, Secretary