



Hamilton Environmental Commission
2090 Greenwood Ave., Hamilton, NJ 08609
Sabrina Bowling, Secretary
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**Minutes from the July 13, 2022
Environmental Commission Meeting**

Present

Clinton Griggs	Haig Kasabach	Robert Benjamin	Ann Wolf
Nicole Provost	JoAnne Bruno	Claudia Shaughnessy	Rodney Richards
John Balletto	Carrie Feuer	Karl Vetter	Cathy Wagner

Not Present

Rick Tighe	Thomas Chizek	Melissa Greenberg	Patrick Nemes
Theodor Buehler			

The meeting was called to order at approximately 6:35 p.m. by Clint Griggs. The minutes from the June 8, 2022 meeting were approved with motion by Haig Kasabach and second by Karl Vetter with amended roll call. In attendance were Kendra McCoy, Delaware River Advocate with the Watershed Institute.

Green Team

1. Community Garden (JoAnne) – Project currently on hold: We are waiting on Green Acres to confirm acceptable uses for Farmingdale Park. Mayor is reviewing proposal from Isles, Inc. and RWJ for a community garden in Bromley Park and Commission will reach out to discuss involvement with him.
2. Sustainable Jersey (Clint) – Submission was reviewed and Fleet Inventory needs updates. Clint will reach out to Bianca and Chuck Thomas to update as needed (driver training, new database)
3. Pollinator Grant (Rob) – Rob submitted final report, waiting on confirmation. There is \$85 and 300 seed packets left over for future distribution, possibly in conjunction with Mercer County Stewardship, Friends of Abbott Marsh, Friends of the Library, Oktoberfest. Future distribution may also include ways to combat tick infestation as some pollinator plants, such as lavender, are a deterrent; and to also include plants that are harmful to household pets, ie: milkweed is toxic to dogs. Signs for the gardens will be updated by Rob and Patrick and provided to DPW to create. Claudia and Patrick will work on grant ideas for additional improvements to the existing gardens and future endeavors. Chuck Thomas has approved a meadow in Endicott Park, Claudia and Patrick will also coordinate that venture.

Old Business

1. Council/Administration Liaison Update: Carrie Feuer/Rick Tighe –Carrie: Carrie coordinated a tour with Trenton BioGas scheduled for 7/20/2022 at 4pm
2. 2022 Environmental Award: Rodney submitted draft application to Bianca but approval was not made in time, will resubmit with amended deadline date of October 16, 2022 Oktoberfest and mid-November announcement. Looking to have ad ready for Hamilton Post September issue.

New Business

1. Oktoberfest: (Various?) Commission will come up with ideas for display/games
2. General Discussion:
 - Joanne: coordinated presentation for next meeting with new company "UNWASTE". They are a private hauler who takes bio-degradable waste to Trenton Bio-Gas for use at their facility.
 - Rob: Comments about rooftop solar. Most new warehouses are built to support solar but up to tenant to decide if their needs support it.
 - Karl: Questions about "Congoleum" site – application still pending; Dam Site 8 – no updates available.
 - Kendra McCoy – Roundtable event being presented by the Watershed Institute scheduled for September 24, 2022.

August

Land Use Applications

The following applications were reviewed:

1. Application No: 22-06-011 – No comments
2. Application No: 22-07-012 – Attached
3. Application No: 22-07-013 – No comments

The meeting was adjourned at 8:30 p.m.

Next Meeting Wednesday, August 10, 2021 at 6:30 p.m.
Council Chambers, 2090 Greenwood Avenue

Submitted by Sabrina Bowling, Secretary to the Hamilton Township Environmental Commission

cc: Environmental Commission/Liaisons
Mayor Jeff Martin
Fred Dumont, Director of CPC
Robert Poppert, Supervising Planner

Kathryn Monzo, Business Administrator
Eileen Gore, Municipal Clerk
Samantha Brown, Township Engineer

TO: Michael Guhanick, Land Use Coordinator

FROM: John Balletto

DATE: July 20, 2022

RE: Application No.: 22-07-012
Type: Business
Owner: 2367 Kuser Rd., LLC
Applicant: Kuser Road Investments, LLC
PROPOSAL: Constructing a 64,355 sq. ft. warehouse
REQUEST: Preliminary & final site plan approval, variance relief from lot area
Location: 2367 Kuser Road; Map 231; Section 2575; Lots 167-170
Zone: RD

The purpose of this project is the construction of a 64,355 sq. ft. warehouse at 2367 Kuser Road. The applicant is requesting a variance relief from lot area size and preliminary & final site plan approval. It is important to note that this application follows a previous application (No.: 21-03-016) for a 64,417 sq. ft. warehouse (same location) that was denied by the Township of Hamilton Planning Board (the denial was appealed to the Superior Court and a decision is pending).

Comments:

The current application does not contain any of the site environmental investigation reports that were present in the previous application. The environmental reports that were presented in Application No.: 21-03-016 were reviewed by the Township of Hamilton's Environmental Advisory Commission (henceforth the Commission) when the Mayor's office inquired about the possibility of the Township acquiring this property. Our response to the Mayor was detailed in a memo dated October 27, 2021 (attached) and stated that the Commission could not recommend acquisition of the property for open space because numerous environmental issues needed to be addressed and remediated to the satisfaction of the New Jersey Department of Environmental Protection (NJDEP). The following was the basis for our response to the Mayor:

- The site was an active NJDEP contamination case with a case number (ID 553052) and no Licensed Site Remediation Professional (LSRP) appeared to be assigned to the case;
- Based on a compliance review conducted by the NJDEP, the site owner was issued a Notice of Violation and Offer of Settlement;
- The site had not been fully investigated, additional groundwater and soil sampling might be necessary;
- Most of the data presented in the environmental reports were outdated (some more than 12 years old);
- There were several structures (buildings and septic systems) that needed to be addressed (i.e., investigated and remediated);

- Septic systems received waste from some of the buildings and one of the buildings (a former print shop) did not have bathrooms, indicating a potential discharge of industrial (not domestic) waste to the septic system; and
- It could not be determined if the NJDEP regulatory process was being followed.

Therefore, the Commission determined that nothing could be done with the site until all of the environmental issues were properly addressed/remediated to the satisfaction of the NJDEP.

The Commission also has some concerns regarding the current application that are detailed below.

As stated, the application does not contain any environmental reports but does contain an updated Environmental Impact Statement (dated June 2022). This report contains a reference to “seven structures on-site that were most likely single-family homes.” Based on the review of past environmental reports, we know that this is not an accurate statement.

There are wetlands on the property and the applicant was issued a Letter of Interpretation (LOI) by the NJDEP. This information was not present in the application and should be submitted to the Commission for review.

The application proposes two groundwater infiltration basins to manage stormwater, one above ground and one below ground (underground basins are known to be difficult to maintain and the one proposed appears to be located under a parking lot).

Several geotechnical and stormwater basin area investigations were conducted regarding the construction of the warehouse and the stormwater basins. The Commission reviewed the following information concerning the site soil’s suitability for infiltration of stormwater:

- The site is surrounded by wetlands and supposedly has a relatively small area of wetlands on-site;
- Groundwater was found in test pits/borings at two to seven feet below ground surface (bgs);
- The seasonal high-water table was found at 0.8 to five feet bgs;
- The test pits/borings were temporary and a limited number of measurements were taken (“limited in scope” as stated in the report); and
- Soil permeability ranged from 0.2 to 18 inches per hour.

The Commission is concerned that the site soils may not be suitable for infiltration. The information contained in the application stated that the bottom of the basins would be approximately two feet above the seasonal high-water table and that groundwater mounding would not be a problem (referred to as a “limited analysis” in a report). The Commission highly recommends that the stormwater technical reports submitted with the application be reviewed by the Township consultants (including the Stormwater Management O&M Manual).

The geotechnical investigations concerning the foundation for the warehouse also mentioned that the site soils were “moist” and “loose/soft.” A recommendation for over-excavation and replacement of existing fill material was made (“subgrade stabilization should be expected below

the proposed warehouse floor slab and pavement,” as stated in a geotechnical report). The Commission is also concerned that the site soils may not be suitable for construction and highly recommends that the geotechnical reports also be reviewed by the Township consultants.

The test pits and soil boring logs mention “existing fill materials” and may have been performed in areas of contamination. The Commission is concerned that areas of contamination may have been disturbed since, as previously stated, the site has not been fully investigated and additional groundwater and soil sampling might be necessary. The Commission asks if these geotechnical investigations were coordinated with and approved by the NJDEP (a concern since it is unknown if the NJDEP regulatory process is being followed). As stated, no disturbance or construction should be allowed until the site has been remediated to the satisfaction of the NJDEP.