

Flemington Environmental Commission  
8/21/23

**In attendance:** Trent Levitt, Milissa Swingle, Chris Runion, Marcia Karrow, John Kearney, Jae Hoff

**Meeting start 7:07PM**

**Approval of Minutes**

Minutes for the July regular meeting and June special meeting were approved.

**ANJEC Grant and Shed Project**

Levitt confirmed that he had submitted the final paperwork to ANJEC and that the check will be arriving at Flemington Borough Hall soon. Levitt will confirm who exactly the check will be addressed to, but the envelope will be addressed to Bill Hance. Once the check is received, the commission will move forward with purchasing a shed for the Flemington Borough Community Garden.

**Shade Tree Ordinance**

No new updates for the shade tree ordinance. The issue was tabled for next month's session.

**Planning Board Applications:**

Regarding Flemington Realty Partners (78 Church Street), the Commission discussed the proposed plan of converting the old Rite Aide into a bank and regional training center. The Commission discussed the lack of proposed changes to the landscaping and the outer facade of the building. The Commission discussed a recommendation to increase the number of trees (specifically shade and/or native varieties) on the property and a potential reduction of the number of parking spots. The recommendations for the Planning Board to review existing lighting on the property and determine if a larger water and sewer allocation is necessary were also discussed.

Regarding Wertsville Road Properties (28 Park Avenue), the application was deemed complete and will be reviewed at the next Planning Board meeting in September. The Commission discussed several concerns with the proposed development on the property, including a loss of one of the largest green areas/native habitats in the borough. The Commission noted a need to review the vegetation proposed and encourage the use of native plants and shade trees instead of ornamentals. The Commission questioned if the applicant had submitted to tie into the borough's sewer and water and what the allocation needs would be for the proposed housing units. Additionally, concerns about the change of a largely permeable lot to a largely impermeable area were noted with regards to handling stormwater and runoff. Lastly, the Commission noted that the lack of accessibility to the site mandates car dependence and is not a safe location for pedestrians and bikers.

Regarding the application for Central Station LLC (37 Mine Street), the proposed plan of developing the Burkett's Appliance Store lot into townhouses was reviewed. The Commission noted a need for increased water and sewer allocations and a lack of clarity on the vegetation proposed for the site. The Commission would like to recommend a requirement for shade trees and other vegetation on the lot.

For the application for Spice Factory, a slightly modified plan will be presented to the Planning Board soon. The Commission will review the new plan at the next appropriate meeting.

**Meeting adjourned 8:00pm**