

Environmental Advisory Council

July 10, 2012 Meeting Minutes

The July 10, 2012 public meeting of the Upper Makefield Township Environmental Advisory Council was called to order by Chair Cathy Magliocchetti at 8:05 p.m. In attendance were the following members of the Environmental Advisory Council: Chair Cathy Magliocchetti, Vice-Chair Paul Greger, Member Ed Ford, Member Bob Needle, Phil Sandine via teleconference for Discussion Item C only. Also in attendance was Jeff Marshall, Heritage Conservancy.

Public Comment:

There was no public comment.

Approval of Minutes:

Approval of April 10, 2012 meeting minutes moved to next meeting.

Discussion Items

A. Pancari Lot Line Change, Applicant will attend.

Jeff Marshall reported out to the EAC on the Pancari/King lot line change request. This is a 5 acre lot that adjoins the Riss property and is available for development. There are outstanding issues with the lot that complicate the location of a septic system, and therefore the applicant is pursuing a lot line change. According to the discussion and interpretation of the Riss easement, there is a provision within the easement that allows for a lot line change. It is noted that in compliance with the provisions of the easement, this lot line change does not create an additional lot, and there is no material change in acreage. The acreage transfer, or swap, that is proposed is a 1:1 transfer and it was proposed and discussed that there is a net conservation gain from the swap since the exchanged land to the Riss easement will be of a higher protection area than is currently the case.

As was distinguished through discussion with the applicant and per discussion with Jeff, the conservation easement switch is different from any issue related to land development (i.e., tree replacement). The lot line change will allow for better placement of the septic system and preserve more trees, than current alternative plans that do not provide for a lot line change.

MOTION - Ed Ford made a motion, and Paul Greger seconded, to have the EAC recommend approval of the lot line change as described in the Riss Conservation Easement for Lot 2, as described in the Pancari/King application, which will result in a net conservation gain, with the stipulation that the land transferred in to the Riss conservation area be upgraded to a designation of Highest Protection Area (noting that the area to be swapped to Lot 2 ownership is currently Standard Protection Area); and noting that the acreage of land to be exchanged between Lot 1 and Lot 2 be equal to 1.02 acres. All in favor, none opposed.

MOTION - Ed Ford made a motion and Bob Needle seconded, to recommend to the Zoning Hearing Board that the impervious surface allowance swap between Lot 1 and Lot 2 be considered, with the stipulation that Best Management Practices be utilized on Lot 2 to minimize runoff. EAC anticipates that the restriction on impervious surface amounts would be deed restricted, and not necessarily a component of the conservation easement. All were in Favor; None opposed.

B. Riparian Grant Process.

Will request additional information on Douglass (i.e., need to see the revised application in its entirety, as well as aerial maps); and Castor (need to see aerial maps) to make recommendations at the joint BoS/EAC meeting. General sentiment on Douglas was negative -- it is the recollection of the group that the structure in question (i.e., deck footings) were placed there without the benefit of a proper permit from the Township. If this is confirmed, EAC recommends not funding this project. Castor - need aerials to make additional comments, but appears that a full presentation will be made at the joint meeting by the consultant. EAC members will attend (Keith Miller, Bob Needle and Paul Gregor are confirmed).

C. SFE/UMT Proposal.

Discussion of the NAM/Meloria design proposals. General consensus is that the proposals are higher in costs than anticipated. As an alternative, we will pursue filing an application with the Rutgers Cooperative Extension that has a rain garden installation team that does projects for municipalities, in cases such as ours where runoff from fields (SFE complex) and buildings (PD building) is evident.

In order to follow through on filing the application, Paul offered to take the lead on performing a drainage test and obtaining soil samples for each site that we are considering. Cathy will forward the Rain Garden Installation Manual, which contains instructions and specifications for performing both tests. Once results are obtained from the tests, the application can be filed with Rutgers.

D. UMT Open Space Program Discussion.

Based upon discussion from executive session with Jeff Marshall, the following motion was put forward:

MOTION: Ed Ford made a motion and Paul Gregor seconded, to request that Heritage Conservancy proceed with drafting conservation easement language for Property D, which will be used in conducting an appraisal of the property; further recommend to the BoS that an appraisal be conducted for this property, per the language that is presented by Heritage for the formulation of the proposed easement. All in Favor; none opposed

Liaison Report

- A. Board of Supervisors: Mary Ryan not in attendance.
- B. Park and Rec.: Cathy Magliocchetti- Noting to report
- C. Planning & Zoning: Dave Kuhns- Nothing to report/Not in attendance

Administrative Note - due to summer schedules, we do not appear to have a quorum for the August 14 meeting. Preference was to cancel and hold next meeting as scheduled on September 11.

Adjournment:

A motion was made and was seconded to adjourn the meeting at 9:50 p.m. Motion carried by a unanimous vote.

Next meeting – Tuesday, September 11, 2012 at 8:00 p.m.

Approved: September 11, 2012