**Recent Development Applications Reviewed by the Environmental Commission**

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| **Application** | **Dates of EC Discussion** | **Findings of Fact and Recommendations** |
| JET USA, LLC (Jeeyar)ZBA 224-12 | September, 2013October, 2013November, 2013December, 2013January, 2014 | The applicant intends to build a spiritual center on Dey Road. Site plans indicate the possibility of violations to both state and Township riparian zone ordinances. Other issues include tree removal, the possibility of an undocumented stream, and the existence of vernal pools. A letter from the EC was submitted to the Zoning Board expressing concerns about the applicant’s possible violations. Members of the EC also attended the October Zoning Board meeting to voice these concerns in person.  |
| APCO Petroleum Corporation (Valero Service Center)ZBA235-13 | February, 2014April, 2014September, 2014October, 2014 | APCO is asking for a variance of the town’s riparian ordinance because the company wants to build a convenience store and parking lot that will disturb about 80 feet of the 200-foot buffer to the Millstone River. Mayor Goetz asked the EC for advice regarding the applicant’s ideas for mitigation and DEP approvals. Andrew Robins from Sills, Cummis & Gross (representing APCO Corp) brought maps to the EC meeting showing the portion of the buffer that will be disturbed and the corresponding mitigation area. He explained the storm water run-off controls and traffic circulation plans. A subset of the EC subsequently walked the site, met with the applicant’s professional team, and approved their mitigation plan.  |
| E2 Project Management | June, 2015 | Applicant for a wetland disturbed area for an existing cell tower on Hightstown Cranbury Station Road. EC has no comment. The DEP is working on it. |
| High Point Development (Hagerty/Chaney Tract)PB267-15 | November, 2015December, 2015 | The site plan for the Hagerty/Cheney property was presented to the Planning Board. Mr. Gallagher reported that the applicant’s ERI ignored the environmental remediation issues in their presentation. Dr. Rogers wrote a draft letter for the Planning Board to review on the night of the meeting. The letter listed Area of Concerns and stated that it is the EC’s understanding that the applicant, High Point, will further investigate and remediate certain areas of concern, identified in the letter, to applicable NJEDP standards. A Licensed Site Remediation Professional (LSRP) should be hired to make sure the property is remediated properly. |

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| **Application** | **Dates of EC Discussion** | **Findings of Fact and Recommendations** |
| Verde Group (Cedar Brook Crossing)ZBA180-10 | January, 2016February, 2016March, 2016April, 2016May, 2016, June, 2016 | The applicant asked the Township for a use variance in order to build a QuikCheck gas station approximately 400 feet from the Cedar Brook. This applicant also requested a variance to Cranbury’s Riparian Zone Ordinance for minor, peripheral development that would disturb within the 150’ stream buffer. Representatives of the applicant attended the February EC Meeting to discuss their site plan. The EC sent two letters to the Zoning Board recommending (1) granting the RZO variance due to the applicant’s extensive stream buffer mitigation plan, but (2) denying the use variance due to the inherent danger of a gas station in such close proximity to a stream.  |
| Cranbury Property Management(Dunkin’ Donuts)ZBA280-16 | June, 2016 | The restaurant is proposed for a piece of land on Route 130 that is a brownfield and needs remediation. The Township is fully aware of this. No other environmental concerns. No memo issued.  |