

Andover Township Environmental Commission Report to the Land Use Board

Seagull Application

Respectfully submitted on 4/15/2024

The applicant has done a good job providing background materials for the Environmental Commission to assess the application. Our questions, comments and recommendations are as follows:

1. It's an existing, developed property and we support the redevelopment of properties that have existing impervious cover.
2. We acknowledge the likelihood of the presence of threatened or endangered species is low given that this property has limited habitat remaining on the parcel.
3. Our major questions and concerns are related to noise and air pollution and their effect on the surrounding areas.
 - a. In reference to noise levels: On page 21 of the EIS, the document states, "Noise levels will be consistent with the surrounding development within the immediate vicinity of the subject property." We do not feel that this statement is specific enough to assess. Being that this is a new use in this location and within our township, we'd like the applicant to provide testimony to the Land Use Board on the decibel levels expected from a concrete plant throughout the day and speak to how it will impact the surrounding properties. We'd like to ensure that the noise levels are not interfering with surrounding residential uses.
 - b. In reference to air pollution: On page 21 of the EIS, the document states, "The proposed development will not impact the on-site or surrounding area's long-term air quality and is relatively consistent with other commercial and industrial developments within the immediate vicinity. No variances regarding air quality will be required." We do not feel this statement is specific enough to adequately assess. We'd like the applicant to provide testimony to the Land Use Board with more specifics about the types of air pollution and particulate matter that is generated by a concrete plant. We'd like to ensure that the air quality would not have an impact on the township and surrounding residential properties and residents.
4. Given that concrete production is one of the biggest producers of greenhouse emissions globally, is the applicant proposing any climate mitigation measures, such as producing power from solar on site or carbon capture?
5. Does the applicant plan to use sustainable practices to produce concrete, i.e. producing green concrete?
6. We have concerns about the increased truck traffic from this use having an impact on the neighboring residential properties and neighborhood. We feel that truck traffic should be diverted towards Route 15 to avoid the impact on residential neighborhoods along Limecrest Road. We recommend the applicant provide testimony to the land use board on the traffic impact and truck traffic safety measures being implemented by the applicant.
7. We request the use of native vegetation in the landscaping plans.