

Andover Township Environmental Commission Report to the Land Use Board

Ringo Properties LLC Application

Respectfully submitted on 7/9/2024

The applicant has provided background materials for the Environmental Commission to assess the application. Our questions, comments and recommendations are as follows:

1. We are concerned about the amount of steep slope clearing. It is a significant amount of rock to be removed from the property. While erosion is a big concern when disturbing steep slopes, so is the loss of habitat for wildlife. We'd like the applicant to consider options to minimize the amount of disturbance. Disturbing 82% of slopes 35% and greater should not be viewed lightly by the Land Use board. Similar with the filling of wetlands. We recognize the NJDEP permits activities in wetlands, we ask the applicant to consider all measures to minimize the impacts on natural wetlands. We support the retention of the wetlands in the SW corner of the parcel.
2. The site plan shows the location for monitoring wells. Does the applicant know why there are monitoring wells on the property?
3. We request the use of native vegetation in the landscaping plans. There are often good native alternatives to the common ornamentals chosen in the application. We invite the opportunity to work with the township engineer and applicant to create a list of preferred alternatives.
4. Does the applicant have planting plans for the stormwater basins? We did not find them in the plans and would like to ensure the plants chosen are native to NJ. Please provide testimony.
5. Some of the impacts are hard to assess without knowing the uses of the property. We'd like to hear testimony to the proposed uses. Our main concerns are potential air, water and noise pollution generated from equipment and storage of materials (hazardous or other).
6. We appreciate the inclusion of sidewalks in the plans. In the future hopefully they will be connected to adjoining properties and encourage walking.
7. We'd appreciate the applicant to provide testimony to the way stormwater will be moved off the site via the outfalls. We have concerns that runoff will be directed onto an adjoining properties.
8. There is a lot of lighting planned for the property. We have concerns about the light pollution coming from the property and the disturbance on neighboring properties. We'd like to hear testimony about the lighting plans and the potential impacts on neighbors.