

CHATHAM BOROUGH ENVIRONMENTAL COMMISSION  
February 10, 2021

8:00 p.m.

Chairman Torri Van Wie called this Regular Meeting of the Chatham Borough Environmental Commission to order at 8:00 p.m. Commissioners were present at this virtual meeting by way of Zoom. Mrs. Van Wie read aloud the Statement of Adequate Notice. All legal notices have been posted for this meeting.

Name	Present	Absent
Benjamin Lampert	X	
Rozella Clyde	X	
Patricia Soteropoulos, Vice Chrmn.	X	
Torri Van Wie, Chrmn.	X	
Joseph Treloar	X	
Yana Doyle	X	
Susie Robertson	X	
Ernest Dorflinger	X	
Council Member Jocelyn Mathiasen	X	
Liz Holler, Recording Secretary	X	

Public Comment

There was none.

Motion to Adopt Meeting Minutes

The January 13, 2021 ReOrg meeting minutes will be reviewed and voted on at the next meeting.

Reports/Pending Business

Planning Board

Chrmn. Van Wie reported that another town hall meeting was held regarding the River Road Redevelopment project. The Planning Board has made sure that the minor adjustments recently made to the plans are consistent with the Borough Master Plan. Also, at that meeting, a third-party consultant was engaged to explore the possibility of installing solar on the roof of the proposed building. There is also the possibility of constructing a mock-up by the pool of solar panel cells, like a deck structure. Mr. DeNave will discuss with JCP & L the possibility of EV chargers being installed at the development. An upgrade of the structure would have to be done for such an installation. The cost would have to be taken under consideration.

Borough Council

Council Member Mathiasen reported that an update of the River Road project has been done. An introduction was done on the financial agreement to River Road. Council Member Mathiasen expects the project to move forward. The consultant has come up with a list of environmental mitigation requirements that the consultant came up with. The developer will pay up to

\$100,000 on solar installment as well as other environmental things. The developer will either install it on the roof or give the \$100,000 to the Borough to use elsewhere. This building will take a while to build. The application will return again to the Planning Board.

On other Borough Council matters, Council Mathiasen reported that the Stanley Church transfer to the Borough has officially happened. The Borough is spending hundreds of dollars a month, keeping it supplied with heating oil. This must be done to keep the building temperature at 50 degrees. Mr. DeNave is working hard to obtain grants and quotes to weatherize the building. Also, a new HVAC should be installed in the building.

Chrmn. Van Wie asked Council Member Mathiasen when will it be known whether solar will definitely be installed on the building. Council Member Mathiasen answered that the soonest time would be after the building plans are approved. The Planning Board still has to review it. Possibly by late summer, it will be known if the solar will be installed. The building won't be built for two or three years. Mr. Treloar explained how a sight survey is conducted for an effective solar installation.

#### Adoption of the social media policy

Council Member Mathiasen suggested Chrmn. Van Wie send Mr. Lampert a copy of the social media policy. Mr. Lampert is in charge of the Commission's face book page. Council Member Mathiasen explained that the new Borough's social media policy will give Melanie Politi, in Borough Hall, access the Commission's web page.

#### Annual goals and objective for the EC in 2021

Chrmn. Van Wie had forwarded this document on to Commissioners. Dr. Clyde noted that she has returned her copy to Chrmn. Van Wie with comments written in red. Council Member Mathiasen warned Commissioners that sending certain emails asking for feedbacks is not allowed. Ms. Soteropoulos offered to accept any comments from Commissioners on these goals and objectives. She will then incorporate the appropriate comments in the final copy. The Commissioners can then vote on it at one of their regular meetings.

Council Member Mathiasen reminded Commissioners that this document is only a guide of what the Commission can do during the year. It's nothing to get stressed over.

#### EV Charging Station Ordinance

Chrmn. Van Wie noted that the draft ordinance has been circulated amongst the Commissioners.

Chrmn. Van Wie ask

if Commissioners for their feedback on the percentages of EV chargers for multi-family residential – 10%, 12% or 15%.

Referring to the draft ordinance, Chrmn. Van Wie first reviewed the definition of an Electric Vehicle Charging Stations. The different levels of chargers are given.

Chrmn. Van Wie put up on the screen the different Charging Levels for charging the batteries of electric vehicles. She asked if local gas stations should be allowed to install Level 3 EV charging stations.

Dr. Clyde felt that a local gas station should not be precluded from installing a Level 3 charging station.

Mr. Treloar pointed out that Level 3 is much more expensive to install than a Level 2 EV charging station. The only gas station that a Level 3 EV charging station would make sense, is the gas station closest to Route 24. He has only seen Level 3 charging stations when they are close to a major highway.

Chrmn. Van Wie then tweaked the ordinance language for Level 3 EV chargers. Mr. Treloar believed that a Level 3 EV charger would not be feasible for a private residence.

Ms. Soteropoulos asked Chrmn. Van Wie and Mr. Treloar if it would be beneficial for a Level 3 EV charger to be installed in a larger building.

After further discussion, Chrmn. Van Wie inserted the words “any zoning district” in the line giving permitted locations. The Planning Board is welcome to make any revisions in this section.

Chrmn. Van Wie and Commissioners discussed the section regarding “Minimum charging stations required for non-residential uses”. Mr. Treloar recommended 12% for new parking spaces.

Chrmn. Van Wie brought up the section: “Minimum charging stations required for non-residential”. Commissioners reviewed the table that had been included giving the required minimum number of parking spaces in relationship to the required minimum number of EV charging stations. With Mr. Treloar’s help, some revisions were made to the language regarding an increase in parking capacity. Chrmn. Van Wie added a section on “potential exclusions” for EV charging stations and local parking lots.

Commissioners reviewed the next section of the ordinance: “Minimum charging stations required for multi-family residential” and the table that was included. They discussed the minimum required number of parking spaces in relationship to the number of units in a multi-family building, using percentages. Mr. Treloar suggested 12%. The Commission accepted this percentage.

Ms. Robertson asked whether the Commission should be concerned about safety features with EV charging stations.

As for safety, Chrmn. Van Wie stated that an EV charger has to be ground-fault wired if it is installed externally. The setback issue, mentioned in the ordinance, is mainly based on an aesthetic concern. Neighbors probably don’t want to look at someone’s charging station if it is too close. A buffer or hedge could be installed around the charging station.

Ms. Robertson brought up the safety concern for the cords and connector devices presenting a liability to the homeowner.

Chrmn. Van Wie wasn't sure. However, she believed that this situation would fall under a homeowner's accident insurance policy.

On other items in the ordinance, Chrmn. Van Wie didn't believe a zoning permit would be required for a homeowner installing an EV charging station. However, he/she would have to obtain an electrical permit from the Madison Building Department.

Council Member Mathiasen pointed out that the Madison Building Department has a one-page instruction sheet giving the permit requirements for Level 2 charger installations in homes. The need for an electrical permit is included in this instruction sheet.

Regarding the section on signs, Chrmn. Van Wie had inserted language that the signage for EV chargers in single family homes and two-family dwellings must have signage which follows the Borough sign ordinance.

Dr. Clyde didn't feel it would be necessary to control the number of signs for charging stations. Too many signs for charging stations would look unattractive. She and Chrmn. Van Wie decided to remove that section. Dr. Clyde didn't believe the maximum sign measurements were needed in the ordinance. Mr. Treloar questioned the decision made on the EV charging signs.

Dr. Clyde asked if the ordinance should address who is paying for the electricity for the EV charger.

Chrmn. Van Wie answered no. It's not a matter for the Commission.

Dr. Clyde made a motion to adopt this EV charging station ordinance. Mr. Treloar seconded the motion. A roll call vote was taken:

Mr. Lampert	-	yes
Council Member Mathiasen	-	yes
Ms. Soteropoulos	-	yes
Ms. Robertson	-	yes
Mr. Treloar	-	yes
Dr. Clyde	-	yes
Mr. Dorflinger	-	yes
Chrmn. Van Wie	-	yes

The ordinance was approved.

#### Energy Aggregation ordinance and steps

Council Member Mathiasen reported that she had brought this ordinance up at a recent Borough Council Meeting. Mr. DeNave will arrange for a phone conference with Council Member

Mathiasen, Borough Administrator Steve Williams, and the consultant. The consultant had been recommended to Mr. DeNave. The ordinance will then be introduced.

Chrmn. Van Wie added that she will be on a Zoom call tomorrow with representatives from Chatham Township and a consultant regarding this ordinance. She invited Council Member Mathiasen to participate in this Zoom call.

#### Possible University student for Green Team project with Madison

Chrmn. Van Wie reported that there are students available to work on projects this summer. Topics that could be undertaken would be like evaluating a possibility of a micro-grid, an energy climate action plan, a community solar study. There is a possibility that the Borough may have to subsidize these projects. This may cost as high as \$5,000. Commissioners turned down this offer.

#### Budget Process for the Environmental Commission

Council Member Mathiasen asked Chrmn, Van Wie and Vice Chrmn. Soteropoulos if they had received any requests from the Borough Finance Chairman asking for EC budget requests. Both Commissioners said no.

Council Member Mathiasen stated she will reach out to Ms. Fornaro, the new CFO. Either Ms. Fornaro or Administrator Williams would have the information on how much money the EC is usually allocated and for what items. Council Member Mathiasen reminded Commissioners that the EC is not budgeted for a lot of money; so careful thought has to be given for items and programs it would like to take on for the year.

#### Co-hosting 3 Education & Outreach events in the Spring: organic lawncare, composting, Pollinator plants

Chrmn. Van Wie explained that the Commission is holding three events in conjunction with Chatham Township, Madison Borough, and Morris Township. A composting Zoom class is being held on March 22<sup>nd</sup>. A Paradise for Pollinators class will be held April 16<sup>th</sup>. An organic lawn care class will be held some time in May. Chatham Borough will obtain three Sustainability Points with these three events.

#### April 17<sup>th</sup> 9 a.m. – 1 p.m.: date set for 3-town yard sale

Ms. Robertson didn't believe her request for a garage sale permit waiver had been listed on a recent Borough Council agenda.

Council Member Mathiasen will reach out to Borough Administrator Williams on this matter. She would like to eliminate the Borough's garage sale permit process altogether.

Ms. Robertson explained this event. Chatham Borough is partnering with Chatham Township and Madison Borough to hold a spring-cleaning re-cycle garage sale. She just has to obtain a waiver for the garage permit sale application and fee. The Borough Council will be asked to grant this waiver. This event's registration fee will benefit the Great Swamp Association. The event will kick off Earth week. Google maps will be given to interested customers.

Sustainable Jersey

Dr. Clyde reported that Margie Lowe, at Borough Hall, informed her that the Sustainable Jersey Portal is now open to receive data. Ms. Lowe would like all information submitted to her by the end of May, because the Portal moves too slow in June. Also, the Green Team is meeting next Tuesday night at 7 p.m.

Dr. Clyde reminded Commissioners that the stormwater management ordinance is due March 1<sup>st</sup>. She pointed out that the Environmental Commission has not seen it yet.

Council Member Mathiasen noted that she has received a portion of the draft on Tuesday from Mr. DeNave. Mr. DeNave is working with Morris Township and Madison to make sure everything is in sync. The ordinance will then be introduced. Mr. DeNave informed her that a stormwater ordinance usually does not get routed through the Environmental Commission.

At 9:33 p.m. the meeting adjourned.

The next Chatham Borough Environmental Commission will be held on Wednesday, March 10, 8:00 p.m. It will be a Zoom meeting.

Respectfully submitted:

Liz Holler  
Recording Secretary

cc: Mayor Thaddeus Kobylarz  
Chatham Township Environmental Commission