

CHATHAM BOROUGH ENVIRONMENTAL COMMISSION

January 13, 2021

8:00 p.m.

Commissioner Patricia Soteropoulos call the Regular and Reorganization 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. Ms. Soteropoulos 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	X	
Torri Van Wie	X	
Joseph Treloar	X	
Yana Doyle	X	
Susie Robertson	X	
Council Member Jocelyn Mathiasen	X	
Liz Holler, Recording Secretary	X	

Also present:

Maddie Kaplan, CHS student

Ernest Dorflinger, a future Commissioner

Administration of Oaths of Office

Ms. Holler, a Notary Public, swore in the following to serve a new term on the Commission:

Benjamin Lampert

Patricia Soteropoulos

Jocelyn Mathiasen

Public Comment

There was none.

Motion to Adopt Meeting Minutes

Dr. Clyde made a motion to approve the following meeting minutes as amended:

November 11, 2020

December 9, 2020

Mrs. Van Wie seconded the motion. A voice vote was taken.

The minutes of November 11, 2020 and December 9, 2020 meetings were approved as amended.

Annual Resolutions for the Commission

Resolution #21-01

Mrs. Van Wie made a motion to approve the 2021 Meeting Dates for the Chatham Borough Environmental Commission as listed in Resolution #21-01. Dr. Clyde seconded the motion. A voice vote was taken. Resolution #21-01 was unanimously approved.

Resolution #21-02

Mrs. Van Wie made a motion to approve the designation of the official newspapers for the publication of legal notices for the Environmental Commission for the year 2021. Dr. Clyde seconded the motion. A voice vote was taken. Resolution # 21-02 was unanimously approved.

Resolution #21-03

Ms. Soteropoulos nominated Torri Van Wie to serve as Chairman of the Chatham Borough Environmental Commission for the year 2021. Dr. Clyde seconded the motion. A voice vote was held. Mrs. Van Wie was unanimously elected as Chairman of the Commission for 2021.

Chrmn. Van Wie nominated Pat Soteropoulos to serve as Vice Chairman of the Chatham Borough Environmental Commission for the year 2021. Ms. Robertson seconded the motion a voice vote was held. Ms. Soteropoulos was unanimously elected as Vice Chairman of the Commission for 2021.

Resolution #21-03 was unanimously approved by voice vote, election the following officers for the Environmental Commission for 2021:

Chairman: Torri Van Wie

Vice Chairman: Pat Soteropoulos

Reports/Pending Business

Planning Board

Chrmn. Van Wie reported that nothing of major importance has happened this past month. Things have been relatively quiet. The developer of River Road has agreed to install conduits in his proposed building. Chrmn. Van Wie noted that she had recently discussed the installation of EV chargers in buildings, such as this one on River Road, with Mr. DeNave, the Borough Engineer. Mr. DeNave told her that EV charges unfortunately put a load on the infrastructures of large buildings like this one. New transformers would have to be installed.

Dr. Clyde felt it would be a good idea to have transformers upgraded anyway, since more people will be looking to increase the electrification in their houses.

Dr. Clyde reminded Commissioners of the three public meetings coming up regarding the River Road development project.

Council Member Mathiasen stated that if Commissioners are unable to attend any of these meetings, she can provide them with a link to watch the recordings of these events.

Commissioners discussed ways to effectively notify the public of these meetings. Suggestions were to use the police mobile unit to flash the date, time, and locations of the meetings. Also, phone messages could be sent out.

Ms. Doyle asked Council Member Mathiasen whether there has been any discussion about the building materials and the method of construction for these projects to be eco-friendly?

Council Member Mathiasen answered that aspect is regulated by the State's building code, which is based on the International Building Code. Very strict requirements are in place for installation, windows, etc. Council Member Mathiasen offered to reach out to the Madison Building Dept. and ask for a summary on that situation. There is a program in place for the recycling of building material.

Chrmn. Van Wie brought up the "green checklist" that goes along with the Borough's building permits. Next year, thanks to the efforts of Governor Murphy, the Commission will have more of a say on what the top-down mandates on proposed buildings will look like.

Council Member Mathiasen believed for redevelopment projects like the one on River Road, the Commission can recommend environmental measures that could be incorporated. She suggested this area be put on the work plan for the Commission this new year. Council Member Mathiasen offered to research the redevelopment ordinances of other towns and review the environmental-friendly standards that had been included.

Borough Council

Council Member Mathiasen experienced temporary problems with her Zoom connection.

In the meantime, Dr. Clyde and Chrmn. Van Wie noted that two ordinances will be coming soon before the Borough Council – Energy Aggregation and EV Charging Stations. Dr. Clyde asked if these ordinances will be on the Borough Council's Agenda for the January 25th meeting.

Council Member Mathiasen suggested Chrmn. Van Wie check with the Borough Clerk, Ms. Lawful, to see if these items are listed on the January 25th agenda. She noted that the Borough Clerk keeps a list of people who received Borough Council agendas. If any Commissioners would like to be added to this list, contact. Ms. Lawful.

Chrmn. Van Wie will check with the Borough Clerk to see if the Energy Aggregation and EV Charging Stations will be on the upcoming Borough Council agenda.

Council Member Mathiasen felt the Energy Aggregation ordinance was ready to be forwarded on to the Borough Administrator to be put on the agenda. However, she felt the ordinance on EV charging stations still needs further work. Chrmn. Van Wie will forward the Energy Aggregation ordinance to Council Member Mathiasen.

Status Report – ordinance for EV Charging Stations for new construction

Chrmn. Van Wie reported that she had contacted the lady who was responsible for the list of municipalities seeking EV Chargers and acquiring possible funding. She answered that Chatham

Borough is #30 on the list. She did not anticipate that funding will go anywhere at the moment. However, Chrmn. Van Wie believed Governor Murphy will be giving a big push on this movement. She felt that Chatham Borough will eventually obtain the funding.

Chrmn. Van Wie asked that the Commission discuss the EV Charging ordinance more in detail tonight, in order for her to effectively move forward with it. She and Mr. DeNave had recently discussed the ordinances recently approved by Westfield and Morris Township. Mr. DeNave recommended the Morris Township ordinance, since it was simpler to understand. He had suggested some tweaks to this ordinance. Mr. DeNave suggested the Commission decide on what percentages should be used.

Chrmn. Van Wie felt 3% would be very low for multi-residences. Mr. DeNave suggested a sliding scale be used.

Chrmn. Van Wie noted that the Level 2 chargers need to have a 10 ft. setback from the neighboring property line. If it's less than 10 feet, the charger needs to be screened or buffered. Mr. DeNave recommended a zoning permit with a minimum fee be required for this type installation. Mr. Treloar questioned the necessity of this permit. Chrmn. Van Wie noted that an electrical permit would also be needed for a charger installation. Council Member Mathiasen agreed, pointing out it's a new electrical outlet; therefore, it needs an electrical permit. However, she agreed with Mr. Treloar's belief that a zoning permit should be required for installation of a charger. It's not a large unit, like an air conditioning unit which may need screening from the neighbors.

Dr. Clyde brought up instances where residents may put up chargers in their garages. From her own experiences, Mrs. Van Wie explained how difficult it would be to have a charger installed on the inside of her garage. Chrmn. Van Wie and Mr. Treloar agreed that EV chargers do not produce a great deal of noise to bother neighbors.

Council Member Mathiasen didn't feel a zoning permit should be needed for an EV charger that is attached to a wall. It's a non-offensive unit. This idea should be conveyed to Mr. DeNave.

Summing up on the home installation discussion, Chrmn. Van Wie said she will email the Commission's thoughts on the EV chargers for homes to Mr. DeNave. She will also ask Mrs. Favate, the Planning Bd. Chairman, if this topic could be discussed at a future Planning Board meeting.

Chrmn. Van Wie brought up the matter of how a sliding scale could be set up, based on the number of units. Most of the commercial units follow 3%, for pre-wiring. Chrmn. Van Wie is in agreement with that percentage and gave reasons why. Commissioners indicated that that arrangement was fine.

Chrmn. Van Wie reviewed the sliding scale percentages recommended by Mr. DeNave. Commissioners discussed the cost of pre-wiring chargers.

Mr. Treloar and Chrmn. Van Wie discussed whether a sliding scale of percentage was really needed for these EV chargers. It's already built into it. Dr. Clyde preferred the sliding scale.

Ms. Soteropoulos discussed what the next action would be on this matter.

Council Member Mathiasen suggested Commissioners take the Morris Township ordinance, highlight the areas in the ordinance that are still undecided on, and list what options could be pursued. Hopefully, a quick conversation could be held on this ordinance at the next Commission meeting.

Storm Water Ordinance

Dr. Clyde reported that she had sent Mr. DeNave the model ordinances which came out of Sustainable Jersey. She had asked Mr. DeNave to send a copy of the existing stormwater ordinance. So far she hasn't received anything. Chatham Borough has to submit their new storm water ordinance by February 1st.

Council Member Mathiasen stated she will email Mr. DeNave and find out the status on this ordinance. She will let Commissioners know what she finds out.

Solid Waste Contract

Council Member Mathiasen reported that this contract will go out to bid very soon.

Single vs. dual stream recycling program

Council Member Mathiasen reported that the Borough is looking into this situation – the logistics and the process. She believed this was more a cost issue, rather than an environmental issue. The recycling contract ends at the end of 2021. The Borough has the option to get out of it. Dr. Clyde explained how Madison Borough alternates the single and the dual recycling methods.

Recycle Coach

Ms. Robertson discussed the progress that has been made with Recycle Coach. Filming of local youngsters doing correct recycling practices was being considered. She noted that Recycle Coach will be tailored to what the recycling contract turns out to be. Ms. Robertson reported that a town-wide yard sale will be held in the Spring. Hopefully it will be a tri-town event. The sale date will be set before any bulk collection days. Ms. Robertson will be meeting, by phone, with two other organizers of this event. The permit fee for garage sales needs to be waived the day of this town-wide yard sale.

Council Member Mathiasen stated that she would like to see the garage sale fees waived altogether, and completely eliminate the garage sale permit process altogether in the Borough.

On other matters, Dr. Clyde reported that the Mad-Chats Climate Action Plan is committed to doing the Tri-town Climate Action Plan.

Ms. Soteropoulos noted that the agenda item: "Grant to obtain electric bus/van" will be carried to a future meeting.

At 9:34 p.m. the meeting adjourned.

Respectfully submitted:

Liz Holler
Recording Secretary

cc: Mayor Kobylarz
Chatham Township Environmental Commission