

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

**CALL TO ORDER:**

**STATEMENT OF COMPLIANCE:**

The June 25, 2018 Business Meeting of the East Amwell Township Environmental Commission was called to order at 7:38 p.m. In compliance with the Open Public Meetings Act, this is a Regular Business Meeting of the East Amwell Environmental Commission, as published in the Hunterdon County Democrat on March 22, 2018. A copy of tonight’s agenda was filed with the Township Clerk and the Township Committee, forwarded to the Hunterdon County Democrat and Trenton Times Newspaper, distributed to the various East Amwell Township Committees and Boards, and was posted on the Township Bulletin Board.

**ROLL CALL:**

**ATTENDANCE:**

**2018 ATTENDANCE**

Environmental Commission Member	No Meeting	2/26/18	3/26/18	4/23/18	5/30/18	6/25/18	7/23/18	No Meeting	9/24/18	10/22/18	11/26/18	No Meeting
Dee Kellogg		X	X	X	X	X						
Joe Angelone		X	X	X	X	7:45						
Frances Gavigan		X	X	X	X	X						
Tom Rue		X	X	X	X							
Patsy Wang-Iverson		X	X	X	X	X						
Lisa Davis		X	X			X						
James Edwards			X	X	X							
Kevin Ostrander (alt. I)												

*Others present: David Wang-Iverson, Deputy Clerk, Pamela Dymek*

*Public: None*

**PRESENTATION OF MINUTES:** June 25, 2018 Business Meeting

Minutes of May 30, 2018: Motion to approve the draft minutes was made by Frances Gavigan and seconded by Patsy Wang-Iverson. Minutes were unanimously approved with no corrections.

**BILLS OF THE EVENING** – Motion to approve The Sustainable Summit Conference in the amount of \$35.00 by F. Gavigan and seconded by L. Davis. The motion was approved unanimously by voice vote.

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

**LAST MINUTE ADDITIONS** - Under Sub Committee REPORTS add Color Run, under UNFINISHED BUSINESS add questions on the Sustainable Jersey certification a way to get funding, under NEW BUSINESS add Sustainable Jersey report, the CEA for the Speedway gas station, and changes to residential well testing.

**OPEN TO THE PUBLIC** - None Present.

**REPORTS:**

Financial Report – D. Kellogg updated.

P. Dymek said the budget for the Environmental Commission was approved on May 10, 2018.

P. Wang-Iverson suggested that a larger budget should be submitted next year. D. Kellogg replied that a more detailed budget would be more favorably looked upon instead of asking for a lump of miscellaneous funding which she felt wouldn't be the best strategy. P. Wang-Iverson asked what amount of money was requested for this year's budget. D. Kellogg replied that it was \$1,500. P. Wang-Iverson clarified an additional \$1,500. D. Kellogg said we can make different line items such as for ANJEC dues, for specific conferences, and for specific items that we are asking for instead of lumping everything in miscellaneous.

P. Wang-Iverson mentioned that we have \$350 left for Color Run and for reimbursing L. Davis. L. Davis commented that she doesn't need to be reimbursed. D. Kellogg pointed out if we spend all of our money this year it's easier to ask for more money next year. L. Davis doesn't anticipate any additional expense for the Color Run in September.

L. Davis wasn't following in detail the budget process and questioned that a request was made for \$1,500 to fund "time" that would be devoted to the Environmental Resource Inventory (ERI) and that request wasn't funded. D. Kellogg explained that she asked for "time" for Frank Banisch, the Township Planner to review the existing documents and provide guidance on what needed to be updated. So, next year we could put in a more detailed and well thought through budget request to update that document. L. Davis replied there is no money to update the document this year. D. Wang-Iverson said the money was denied because the ERI is not required at all and the documents don't need to be updated. P. Wang-Iverson said in the May Environmental minutes there was a discussion about the ERI. L. Davis remarked that there were concerns about funding the ERI because money was needed to be devoted to Affordable Housing planning. D. Kellogg thought the money was going to the Planning Board because they already had an existing relationship because of the ERI. D. Kellogg continued an ERI is specifically legally the responsibility of the Environmental Commission and that arrangement couldn't work. She suggested strategizing about this for proposing the budget for next year and this can't be fixed now. P. Wang-Iverson noted that it is clearly stated in the minutes that D.

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

Kellogg feels it is a requirement for the Township and we need to investigate with ANJEC. P. Wang-Iverson did speak with Jennifer Coffey about this and mentioned to her that our Township said it is not required. P. Wang- Iverson will follow up on this matter. L. Davis understands this is a budget issue and this item is off the table for this year but she believes there are grounds for disputing the claim that it's not legally required. She continued we have the enabling legislation and ANJEC makes all of this information available. It's clear to L. Davis from reading the documents that when the Township is putting the Master Plan together they are required to take into consideration a number of factors that the Environmental Commission basically coordinates.

F. Gavigan voiced that there was a discussion at the Planning Board meeting and their attorney, Chris Norman said it's not legally required. You can have the language in the MLUL and the language that is in there; it says you can use it if you have one. You are not required to have one; if you have one and it isn't current it doesn't and if or it's not used at looking at a site plan or a particular one then that doesn't affect the validity of the site plan. She suggested drafting a letter to the Planning Board or to the Township Committee.

J. Angelone voiced his opinion that it doesn't preclude us from going forward all it does is make it difficult to get funding. He suggested approaching this in the right manner to get funding for it even though it's not legally required.

Planning Board – Frances Gavigan updated.

There was an appeal of a zoning officer request to put up a tent for fourteen days at the old Schafernoth business. The request disappeared from the Planning Board agenda because the Zoning Officer, Dick McManus is temporarily out of the office. The renters of the property went to the backup zoning official who issued them the permit for eleven days. There were discussions the month before that but there was nothing that anyone could do because the definition of a tent is something you can have up for fourteen days. It was sited out as a farm market. F. Gavigan's opposition was based on the definition of a farm market which in East Amwell is a farm. A farmer can have a market as opposed to somebody that sells vegetables that aren't coming from a farm but are getting delivered every night in a white truck. They didn't have a chance to make that argument. The zoning code needs to be clarified as to what we can or can't allow whether it's in a tent or not. They will be selling fireworks that are legal in New Jersey. D. Kellogg asked if anyone was in contact with the volunteer fire department to let them know what it is they are storing and how they are storing it on the site. J. Angelone replied that they are probably storing them in the tent because it would be hard to bring the fireworks back and forth. He also commented that there is probably someone in the tent all night long. F. Gavigan said the law has very strict setbacks on what and where the fireworks are stored.

There was a request from the property owner on the corner of Route 518 and Route 31 next to Orlando's. The owner wants to build a 30 x 60 foot two story building with apartments up top and retail downstairs. The property is located in the Sourland

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**

Mountain district. There was a similar but not identical application in 2008. The owner tried to get people to buy the property and the only option was a single family or to sell the property. There would be two small 1200 square foot store fronts. The owner granted 1 COAH unit of the single bedroom apartments on the second floor. Parking would be in the rear and setback from the intersection would be the store. There is an existing environmental report from ten years ago. The application was approved for the use variance and a site plan will be submitted. The property across the street is zoned Highway Office. The bank is located at one corner and the DOT owns the property on the other corner. The COAH agreement was approved and the plan must be filed within 128 days. A few ordinances will have to be proposed by the Township Committee for the COAH units. D. Kellogg asked what the ordinances are intended to do. F. Gavigan replied they are enabling ordinances. The ordinance would need to be changed to allow for the overlay. There are 128 units that they would need to accommodate; the bulk of which are generated by means of an overlay of property behind the Case property, behind the Kirkpatrick Church and by the railroad. There is also land across 202/31 the Bryce Thompson land. Bryce Thompson already has litigation approval to put in office buildings and would allow up to 380 or 400 units. You would get 1 COAH for every 20% setback. There would be a lot of new residents. L. Davis asked if this was one developer. F. Gavigan responded this is an option. We are making it capable for property owners if they choose to do higher density development of affordable and COAH. The developer will need to get the sewer or septic and there are a lot of constraints. She continued to say there are no developers asking to do these projects now. The goal is to find housing or apartments or individuals who would develop locally to give us COAH housing units. F. Gavigan continued that property owners don't want to do COAH because you have no say in who would be renting from you.

J. Angelone mentioned that he volunteered for the Sourland Conservatory at the Sourland Musical Festival. He worked on the set-up. He remarked that the VIP tent was large enough that they had to get a fire permit with a fire suppression system that was built into the tent from Hillsborough Township. There were also lit up fire exit signs and no walls were attached to the tent. J. Angelone was surprised that there wasn't any fire code for the tent on the corner. F. Gavigan pointed out that there are fire codes but this application was deemed by the Planner and supported by the Chair and the fire code was not relevant to the issue.

Parks and Recreation – L. Davis updated.

L. Davis attended the Parks and Recreation meeting on Thursday with the intention to learn about the Color Run. The main question on the table that P. Wang-Iverson and L. Davis had in email correspondence was if it was possible to merge Green Fest with the Color Run since the Color Run has become such a big event. The Environmental Commission will have a booth at Color Run and it will be their second public outreach effort. She would like to develop the Green Fest dimension of Color Run. Katherine Fullerton was at the meeting from FOSPC. She provided a spreadsheet of environmental

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

non-profits who participated with Green Fest. Katherine Fullerton suggested inviting vendors in environmental sciences and products, solar energy companies and renewable energy companies. The Color Run is PTO run as a fundraiser. The idea is to be able to invite more vendors to pay pitch fees; that's how they make their money on this event. If there is a Green Fest element to Color Run this year it might make sense to have more of a vendor presence in the environmental domain. The question is who would be good regional or local companies that could be invited to Color Run. P. Wang-Iverson said there are a lot of companies that they could reach out to through Sustainable New Jersey.

D. Kellogg explained how all of this came together. Glorianne Robbi was the original driving force behind Green Fest. It was organized primarily by the Farmland Open Space Committee and they asked for help and support from the Environmental Commission. Green Fest was to be hosted in the spring at the School but it always conflicted with the opening day of baseball or Earth Day. It was a wonderful event but it never got the attraction that the Commission was hoping that it would. Last year at Color Run they ran two different races. While people were running the first mile race everybody that runs the 5k is walking around and vice versa. There were only a few vendors and not a lot for the children to do. D. Kellogg thought that it would be great if we could pull some of the vendors from Green Fest that had the Watershed model and exhibits that the children could do and be an educational experience and integrate that with the Color Run. D. Kellogg had a discussion with Alison Castellano and she reminded her that this is a PTO fundraiser. Color Run is run and organized by the PTO with the purpose of raising money for their programs. They are open to the idea to recruit additional vendors and educational programs but want to maintain the focus where it was intended to be.

L. Davis commented that Alison Castellano seemed very supportive and all the green non-profits who wanted to be in the Green Fest event are welcome. Maybe the non-profits could do a raffle which would generate money and they wouldn't be charged a pitch fee. The pitch fee is \$25.00. The company pitch fee cost is more than the non-profit pitch fee. They should have open invitations on both fronts. Alison Castellano will write the invitation letter describing the event and giving the terms. L. Davis said Katherine Fullerton is organized and ready to go with the invitations when they are ready. The Environmental Commission can get the letter and coordinate with FOSPC so not to duplicate the mailing. Alison Castellano and the PTO already have a lot of people, who will be invited, pay the pitch fees, and create entertainment for the children.

J. Angelone asked when the Color Run will be held. L. Davis replied Saturday, September 29. He wanted to know why Color Run. Colored powder is thrown at you as you run and the runner ends up with a T-shirt that is tie dyed. F. Gavigan added that children get to throw colored dye at the Principal and teachers.

L. Davis said that the Environmental Commission could capitalize on this event that's already happening and being organized by other people and have a presence and communicate with the public. J. Angelone said it's a lot easier to expand on a single

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

event then to try and organize a separate one. D. Kellogg said that anything that would be Township related would have no pitch fee and anything that is not for profit with the intention of educating the children would have a much reduced pitch fee. L. Davis doesn't feel there will be much work to do to participate at Color Run.

One member of the Parks and Recreation Committee expressed a strong desire for Parks and Recreation to have a presence at Community Day next year.

Township Committee – David Wang -Iverson updated.

The Township Committee gave kudos to J. Angelone on the conservation easement letter that will be mailed shortly. David Wang- Iverson reported that a week ago the Freeholders voted to terminate the South County Library lease in West Amwell and bring the library back to East Amwell. The lease is in attorney review. He continued that an ordinance to spend \$50,000.00 on road repairs was adopted. The Deputy Mayor is circulating an ordinance related to improving the Ringoes Village. This will be an advisory committee that will replace the ad hoc committee. Also, an ordinance is being floated to provide brush pickup and chipping for residents that need it with a fee associated for the service. F. Gavigan remarked that she heard that it could be an imposition to the Road Crew to provide this service and would be better to have a tree service or landscaper put in bids for the job. David Wang-Iverson said the ordinance will be phrased with either the DPW or a third party. He feels it's better to hire a contractor.

F. Gavigan noted there was a request to cancel and send back the money for repaving Ridge Road that was funded.

J. Angelone brought up the fact there is an environmental effect to repaving a road and putting in storm drainage. The Deputy Mayor, R. Wolfe was receptive to that. J. Angelone will follow up with him. F. Gavigan talked about the storm drains and run off on the road.

L. Davis asked if anyone had been following the Bill that was just passed enabling municipalities to undertake Stormwater management infrastructure projects which she assumed would come with State funding. She felt this Bill is very promising and it was legislation that was supported by ANJEC and other environmental consortia. It had specific reference to Stormwater.

P. Wang-Iverson asked about the giving of money back for Ridge Road. J. Angelone explained that this project started 5 or 6 years ago when the Township engineer recommended Ridge Road as one of the roads needing major repair work. A grant application was submitted to the State. The money was granted now the road repair is being implemented for the second half. There was a request to return the money to the State because Ridge Road in their opinion did not need the work to be done. The Township Committees opinion was that to return the money to the State and not be

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

implemented would be detrimental in the long run because we would never get another State grant in the future. If someone has an objection to this they should have objected to it in the initial stages not after its 98% completed. David Wang-Iverson remarked that there were two separate grants that were submitted in sequential years; half of the road each time. The Township got the grant for the second half for Ridge Road this year. The entire road will be done all at once combining both grants.

D. Kellogg mentioned that there was an article this week on NJ.com recommending Townships that should be eliminated in the State of New Jersey that included Delaware, Flemington, West Amwell, East Amwell, Stockton and Lambertville were on the list of population under 5,000. F. Gavigan pointed out that that's the threshold for getting State Police coverage. David Wang-Iverson remarked that the approximate number of residents where towns need their own police department is around 5,000 give or take. P. Wang-Iverson said East Amwell has 3900 residents according to the article.

Public Outreach Committee – P. Wang-Iverson updated.

P. Wang-Iverson received an email from Gail Brewi that she spoke with a Boy Scout from Troop 65 who is looking for an Eagle Scout project. Gail Brewi gave P. Wang-Iverson the contact information for Anthony Musto. P. Wang-Iverson sent a text to Mr. Lorenzoni asking him if he had spoken to Anthony Musto. The kiosk may be built for the Rocky Brook Trail by the Eagle Scout and potentially the Blue Trail for the Sourland Mountain Preserve off of Ridge Road. This would be collaboration between the East Amwell Environmental Commission and the Hunterdon County parks systems.

P. Wang-Iverson noted that we have a license for mapping with NJDEP.

Site Review Committee – J. Angelone updated .

J. Angelone mentioned that at the Township Committee meeting the easement letter was approved which will notify property owners of the easement review. A five step procedure will be followed. There was an article in the VIP and in the tax bill mailing letting residents know about the review. The letter will have the specific date and either am or pm when the Environmental member will be arriving at their home. An attempt will be made to contact the homeowner; if they are home they may accompany the member on the review. J. Angelone will have a plan by the next meeting.

**UNFINISHED BUSINESS:**

L. Davis understood that from the minutes that there is no funding in the immediate term to undertake the initial review of the materials we already have; to see what needs to be done in order to produce an updated, current, and accurate ERI (Environmental Resource Inventory). She was looking for other funding sources. She thought she had found a matching grants program run by the Department of Environmental Protection. There was

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

a matching grants program but that doesn't exist anymore. The other avenue that L. Davis started to look into was certification through Sustainable Jersey. Sustainable Jersey is a non-profit agency that created a structure through which municipalities can become certified as sustainable communities by setting up a series of priorities that municipalities need to do to get certified. The certification is a process that has various steps and the first step is to have the Township approve the Environmental Commission or some members of the Environmental Commission or other people who are interested in doing this kind of work. The Township designates that group as an official Green Team. Then that Green Team would coordinate a whole series of "actions" that would enable the municipality to get certified as sustainable. Those actions can be a reusable bag education program or an environmental resource inventory and you don't have the means or resources to do the projects; they provide quite a bit of funding. She continued that you apply for specific actions or projects. A number of Townships in this area including West Amwell, got an award and certified. Now 80% of NJ municipalities are registered and are in the process of getting certified or are certified.

P. Wang-Iverson added comments that Sustainable Jersey was created in 2009 by Dart Sageser who registered the Township but nothing has been done since. The first step is to register the town. The next step is to form a Green Team to be sanctioned by the Township Committee. She suggested that the Green Team should be members of the Environmental Commission along with members from other committees and boards so it's more community wide along with area businesses. Once the Green Team is formed you can apply for seed money for up to \$2,000. There are grants of up to \$20,000 that are available from different supporters.

D. Kellogg said that when Dart Sageser registered us in the program in 2009 he went through and did the map on items that were possible to be done in our community which would get us a certification. The map didn't work out at that time because we were a smaller community and didn't have Brownfields, Stormwater infrastructure or a lot of choices that would get us points. There was no way to get the certification.

P. Wang-Iverson just counted up to possibly 110 points with other potential ideas. One of which is an electric vehicle charging station in the Municipal parking lot. We are centrally located with people going North and South who may need to charge their vehicle. This will bring in people who can go to the diner or the deli for a quick bite. That's just one idea.

D. Kellogg said it's been ten years since we talked about this and now it's a worthwhile discussion of what kind of investments do we want to make in the community that can bring us return on investment. It's not just about getting a star it's about how we can take some of these sustainable actions and use it to bring economic development to our community.

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

P. Wang-Iverson will contact the Sustainable Jersey people and ask for this area does it make more sense to have a Hunterdon County wide because there already is Hunterdon County hub which is not very active. P. Wang-Iverson got into this conference because she went to the Hunterdon County Planning Board meeting. She met someone from Sustainable Jersey. HART is not very active and now there is a Hunterdon Creative team that came out of Frenchtown. Frenchtown is certified and they are really big on creative team and focused on artists. One way of approaching this is to see if Hunterdon County wants to do a county wide since the Freeholders sponsored this meeting which was for Sustainable Jersey to come and speak to people that might be interested.

D. Kellogg wanted to know if they should move forward with this and place this on unfinished business for the next meeting. L. Davis will take a look at the specific actions. D. Kellogg said a lot has changed in the Township over the last 10 years. There is the paint party place, the wineries and music festivals. P. Wang-Iverson proposed going out to the local businesses and giving them information about becoming greener.

L. Davis will do her homework before the next meeting and hopes to have something more detailed. Her motivation in looking into Sustainable Jersey and how could we to do this environmental resource especially with the Affordable Housing project if that's going forward. She continued that we need to have an up to date, extensive, accurate ERI or we will have no way of assessing the environmental impact statement that any potential developers will need. This certification process is a process; we could have an open ended process. We don't have to be in a robust position in order to make grant applications and take these steps forward.

D. Kellogg suggested to the members to do some brainstorming for the next meeting about who we would want on the Green Team.

P. Wang-Iverson added that one of the sessions that she attended a professor from Rowan University gave a link; njmap2.com that is a website worth looking at in terms of what is already available online that is mapped for different communities.

D. Kellogg asked for articles for the VIP. P. Wang-Iverson will submit Why native plants?

P. Wang-Iverson continued about schools and sent an email to Alison Castellano asking if she was familiar with this because East Amwell School is doing so much environmentally. Unfortunately Clean Communities and Sustainable New Jersey are not linked. D. Kellogg said that Sharon Ernst a fifth grade science teacher would be the person to connect with on this. P. Wang-Iverson asked if everyone read about East Amwell School receiving the grant from Clean Communities. It was a state wide conference held at the Hunterdon County Fairgrounds. This was in the Hunterdon County news. Alison Castellano told P. Wang-Iverson an essay was written and it should be printed in the VIP.

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

D. Kellogg mentioned that the School could get money for a butterfly weigh station. The school is doing a lot of great projects. P. Wang-Iverson asked if the School had a rain garden. D. Kellogg responded that there was a discussion for potential locations for a rain garden. There is the courtyard where the rain garden could be located but it may not get the right sun and were looking at other possible locations. There were some concerns about who would maintain the rain garden during the summer when the students and teachers aren't there. There are items to work through and this was an active discussion.

P. Wang-Iverson ran into Chris Obropta at the conference. He submitted a proposal to NJDRC. This is something Chris Hendrix brought up about the Raritan Neshanic Watershed rain garden. Last year they offered free rain gardens to homeowners. This year there are going to be rebates. Chris Hendrix wants to work on this during the summer because he has students who can help design the rain gardens. P. Wang-Iverson also spoke with Laura Tessieri, the executive director and they will be following up. We submitted articles to the VIP for rain gardens and some residents did call and are on the list. D. Kellogg feels this is a great resource that should be sent to the Planning Board, being if there are drainage issues, and you can get a rebate for putting in green infrastructure to deal with your stormwater it's a win win. P. Wang-Iverson noted they are looking at Back Brook Road. She also monitored Back Brook Road with Raritan Headwaters. Raritan Headwaters will be coordinating the rain gardens. North Jersey DRC is getting the money from the DEP and giving it to Raritan Headwaters to manage.

P. Wang-Iverson added the goal is to have an article in the VIP every month. J Angelone had an article last month on the conservation easements. This month is why native plants for the July/August months. D. Kellogg will write the article for the September VIP on the new residential well testing regulations.

**NEW BUSINESS:**

Well Testing – D. Kellogg will forward the results to the board members. She explained there is arsenic naturally in the wells. About one third of the wells that were sampled for arsenic had arsenic in them. There were no numbers that were particularly concerning. She received a flyer that showed the geographic distribution of where things were and what there magnitudes are.

Well Testing Guidelines – D. Kellogg explained a change will take place in August to the residential property transfer well testing guidelines. When you sell your house you have to test your well and make sure the water is safe for whoever buys your home. This year at least one new chemical if not three will be added to the list. It's called PFNA which is a perfluoralkyl substance. Anything that resists heat, grease, water or reduces friction is in this family of chemicals. New Jersey will be adding this test to the residential transfer wells sampling which will cost about \$300 more to test your well. The system to treat this is equally expensive. Catherine McCabe has to sign the PFNA rule by the end of July and there are two more PFOA and PFOS that will be coming in

**MINUTES**  
**EAST AMWELL TOWNSHIP**  
**Environmental Commission Business Meeting**  
**June 25, 2018**  
**7:30 P.M.**

the next year.

Speedway Gas Station – D. Kellogg commented on the Speedway gas station on the corner of Old York Road and Route 202 with the contaminated water. They had a leak years ago and have a system that is cleaning it up. They have a CEA which is an exclusion area for groundwater so it tells you if you put in a new well in this area or the State won't allow you to put a new well in that area. Speedway would like to apply to have that CEA removed but given that the Bryce Thompson property is relatively close and there is potential for a significant withdrawal permits. In this case there may be residential development. D. Kellogg talked with Tracy Carluccio of the Board of Health and she agreed to notify the State that this is not the right time to be lifting the CEA. P. Wang-Iverson asked why is the Speedway gas station asking for the CEA to be lifted. D. Kellogg responded because there are regulatory guidelines to be closing sites. When the license site remediation professional program was put in place about six years ago along with that came specific regulatory timelines. You had to do the investigation within five years and all had to be done last year and the site cleaned up five years after that. This would need to be closed or there are bad things that happen. F. Gavigan questioned if the well was being tested. D. Kellogg's understanding is that Speedway demonstrated what's called natural attenuation. They are showing that the concentrations are decreasing over time. There is nothing more active that they need to do. That's Speedway's argument for lifting the CEA. You don't want to lift the CEA if there is potential for changes in the hydro geologic regime. So, if there is potential that there might be a big withdrawal that might move the contamination in a way that you are not currently expecting you don't want to lift that CEA.

**CORRESPONDENCE** – None

**OPEN TO THE PUBLIC** – None

Next meeting will be held on July 23, 2018.

**ADJOURNMENT** – Motion to close the meeting made by J. Angelone, seconded by P. Wang-Iverson, and carried unanimously to adjourn the meeting at 9:11 p.m.

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Pamela Dymek  
Deputy Clerk

DRAFT

DRAFT