

**MINUTES**

**PRESENT:** T. Ciacciarelli  
R. Dodds  
D. Haywood  
S. McNicol  
L. Riggio  
J. Strasser  
M. Syrnick  
C. Ely, Alt #2  
D. Pierce, Attorney

**ABSENT:** J. Mathieu  
L. Voronin, Alt #1

**CALL TO ORDER**

The meeting was called to order by M. Syrnick at 7:36 PM.

**NOTIFICATION**

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News, and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

**NEW AND PENDING MATTERS**

Sustainable Aquaculture – Comments from Kingwood Township Environmental Commission

M. Syrnick stated the Environmental Committee forwarded the following memo to the Planning Board:

Date: January 29, 2016

To: Kingwood Township Committee, Planning Board, Board of Health and Open Space & Ag

From: Deborah Kratzer, Environmental Commission Chairperson

Re: Sustainable Aquaculture Systems, Inc.  
Block 15.01 Lot 1 in Kingwood Township and Block 49 lots 21 and 23 in Franklin Township

The Kingwood Environmental Commission has some concerns about the proposed Sustainable Aquaculture Systems fish farm. Kingwood Township should work together with Franklin Township to address these matters. I sent a memo on 1/27/16 summarizing our concerns to the Franklin Township Land Use Board in order to initiate this discussion. Our concerns are as follows:

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**Impacts on ground water:** It's important that the applicant provide information about the daily and peak ground water withdrawal and results of well and aquifer tests, including potential impacts on surrounding wells<sup>1</sup>. *A ground water withdrawal of 18,000 gallons per day is equivalent to the water used by 30 to 60 new homes (100 to 200 gpd/person x 3 persons/household), which would be concentrated on about 6 acres.* This is important because there is already evidence of ground water depletion, including a study by NJGS which determined that depletive and consumptive water use in the Lockatong and Wickecheoke watersheds are already exceeding water availability.

**Impacts on water quality and flow:** The discharge of 18,000 gallons per day of wastewater (including nutrients, antibiotics, fungicides and pathogens) may degrade water quality in Wickecheoke Creek (a C1 stream) and downgradient wells. In addition, impervious surface exceeding 10% has been shown to degrade water quality and increase runoff and erosion.

**MEL contamination:** The large ground water withdrawal may influence the spread of the contamination plume from MEL (formerly MEI), which is only ½ mile from this site, and should be fully investigated before considering approval of this project.

**Impacts on the feasibility of Kingwood's "Gateway Village" development,** which would be directly across Route 12 from this fish farm: Smell, ground water availability, and impacts on surface and ground water from two large discharges in close proximity could affect the viability of the Gateway Village, which is meant to fulfill Kingwood's COAH obligation.

**Introduction of invasive species and diseases,** for example the introduction of the commonly known Chinese pond mussel found locally downstream from a former fish farm in Raritan Township.

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<sup>1</sup> Franklin Township's well ordinance (Chapter 365: Wells) can be found at <http://ecode360.com/10078226>

M. Syrnick stated the business is planned for mostly Franklin Township. There is a little corner in Kingwood. The property is located on the corner of Route 12 and Pittstown Road. The proposed property is six acres and the applicant intends to cover the whole property with the project. There will be 18,000 gallons of water taken out of the ground and discharged on the property, which is the biggest issue. The withdrawal is similar to 60 homes and their septic discharge on six acres. It is only a half mile from the MEL plume, which could result in that plume getting larger. She stated there is one in Raritan Township and invasive species have appeared in the spring. D. Haywood stated the invasive species were the result of imported fish. M. Syrnick stated the project is close to the Township's Scenic Overlay and Gateway Village, which would also have an impact on the groundwater. The aquifer already has a negative flow and there are more people than the aquifer can support. She inquired if the Board was interested in sending a letter to Franklin Township in support of the comments made by the Environmental Commission.

C. Ely stated aquaculture is not organic. An excellent example is Rodale Instituted. They recycle all of their water. Water is filtered through natural filtration systems using fog. He stated there is a cheese company in Wisconsin using that technology. There is a tremendous amount of water utilized in making cheese. The discharge is so pure they can raise trout which requires clean water.

R. Dodds stated he has spoken with the individual responsible for the permitting process. He stated the disposal field will be a sound mound system. With the way the project is designed, there isn't sufficient area for the project to be done the right way. The County has given Conditional Approval Not to Construct.

C. Ely stated Rodale Institute has ponds and greenhouses. There is no reason they could not put these systems within the structures. They may not be able to grow as many plants and vegetables but have to do it for sustainability.

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R. Dodds said the real company may be planning to do this but the people who are doing this haven't told us they are doing it the right way.

D. Pierce stated when they appeared before the Franklin Township Board of Adjustment there should have applied for some variances. Since the property is adjacent to Kingwood, notice should have been sent to Kingwood. Kingwood would then have the opportunity to appear at that application and oppose it if they wanted to do so. He stated the plans he saw last year called for a detention basin and piping on the triangle of property in Kingwood. He informed the applicant that they would have to appear before Kingwood's Planning Board because it is a structure. He does not know if they altered the plan that he was provided last year. He stated Kingwood would not have a whole lot to say. He stated Kingwood could have a say before the Franklin Township Board and can lobby behind the scenes with the county and state.

After a brief discussion, it was decided the M. Synchron and C. Ely will attend the March 9, 2016 Franklin Township Joint Board meeting.

### **Approval Minutes**

It was moved by R. Dodds, seconded by S. McNicol and carried to approve the minutes of January 14, 2016. All members present voted **AYE** on **ROLL CALL VOTE**, except L. Riggio, who **ABSTAINED**.

### **APPLICATION STATUS**

### **CORRESPONDENCE**

NJ Planner;

State of New Jersey – State AG Committee – Block 6, Lots 26 and 26.01 – Route 12 – Dalrymple

R. Dodds stated the application is for farmland preservation. The appraisal came in at approximately \$3,000 an acre.

### **PRIVILEGE OF THE FLOOR**

D. Haywood stated she attended a meeting with Alexandria Township regarding the fracking ordinance. They seemed receptive. D. Haywood stated it is more attractive for more than one Township to adopt a similar ordinance.

M. Synchron stated she received an email from someone who indicated that she received a call about selling her gas and oil rights on her property.

### **ADJOURNMENT**

It was moved by L. Riggio, seconded by J. Strasser and carried to adjourn the meeting at 8:14 PM. All members present voted **AYE**.

**Respectfully submitted,**

**Diane Laudenschlager, Secretary**