



TOWNSHIP OF BEDMINSTER
BEDMINSTER ENVIRONMENTAL COMMISSION
130 HILLSIDE AVENUE
BEDMINSTER, N.J. 07921
(908) 234-0333

Memorandum

To: Chairman Johnson & Board of Adjustment Members
From: Chairman Paul G. Henderson
Date: October 29, 2001
Re: BOA # 12-2001, THE WILLOW SCHOOL, Block #8, Lot #5
Preliminary & Final Major Site Plan/Variances

At the October 22, 2001 Bedminster Township Environmental Commission Meeting, the Commission review the Environmental Scoping Document submitted by the applicant.

This is a unique site development, and includes many admirable environmental features, namely:

- 1. Reuse of the farmhouse and barns**
- 2. Passive solar lighting and heating elements for the school building**
- 3. The preservation of numerous deciduous trees**
- 4. Use of local stone for building material**
- 5. Use of post and beam materials recycled from old barns**
- 6. Use of durable materials like steel roofing**
- 7. Windows that operate**
- 8. The collection of roof water into cisterns to compliment the school's non-drinking water supply**
- 9. Constructed wetlands (utilizing native plantings) for stormwater management**
- 10. Innovative and leading edge detention and wastewater treatment**
- 11. A school curriculum planned to incorporate environmental awareness**

Features 3, 8, and 10 were found to contribute to the mitigation of the environmental impact of FAR and lot coverage percentages envisioned in the plan.

The Commission is concerned about the effect on water temperature in the Peapack Brook (a trout production brook) given that the eastern detention basin will ultimately drain to this brook. We recommend that the Board of Adjustment hear expert testimony that this basin's design will mitigate any water temperature increase in the Peapack Brook.

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The Commission also notes that the 3 culverts running under Route # 206 to/from the applicant's land are currently not operating due to clogs and poor design. The design and operation of these culverts should be examined by the Board.

Given the limited environmental impact of this application, and its admirable environmental features, the Commission recommends that the Environmental Impact State required be WAIVED.

The Commission also commends the applicant on a well conceived plan that advances the environmental goals of the Township and does so much more than any other application heard by the Commission in many years.

**cc: Mark Biedron, c/o the Willow School, 1150 Pottersville Road,
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