



# EWING GREEN TEAM

*Promoting People, the Planet, and Prosperity in Ewing*



---

## MEETING MINUTES

*Wednesday, May 27, 2026*

### ATTENDEES

- Joanne Mallowney, Sonya Travis, Mark Wetherbee, Ryan Lelache, Chuck Latini, Devin Seelman, Heidi Furman, Karen Kissel, Lexy Freiling

### WELCOME & CALL TO ORDER

- **Meeting was called to order at 7:15 PM ET (via Zoom)**
- Minutes were approved for March and April 2026

### GUEST SPEAKER (CHUCK LATINI)

- Joanne introduced Chuck Latini, the Ewing Township Planning/Zoning Officer, who was invited to speak to the Ewing Green Team about township zoning and planning practices and how these efforts relate to the goals and activities of the Green Team
- Chuck provided overviews of the Zoning and Planning Boards
  - **Zoning Board:** Focuses on the growth and preservation of the Ewing Township community, including working with developers to abide with township statutes and zoning requirements to ensure consistency or approval of variances, which can allow securing of additional concessions (e.g., trees, vegetative buffers, etc.)
    - Provides oversight of all new buildings, roads, bike lanes, land use, transportation, historical preservation, open space and recreation within the Township
  - **Planning Board:** Focuses on new development, reviewing site planning in accordance with zoning ordinances, including details like storm water management, vegetation, and larger environmental and community impacts; provides opportunities for public to comment
    - Has a historical relationship with the Green Team and Environmental Commission to discuss items like recommendation of native species, landscape materials, etc. (and was noted that E.C. has a statutory authority to participate directly with the Planning Board)
- The group discussed 2026 revisions to the Ewing Township Master Plan
  - Currently there are multiple stakeholder and public meetings being planned; due to lower turnout at public meetings, though there is hope that Zoom will increase participation



# EWING GREEN TEAM

*Promoting People, the Planet, and Prosperity in Ewing*



- Stakeholder meetings will be targeted with township commissions (Recreation, Historic, Health, Green Team / Environmental Commission, etc.) as well as other community groups
  - Will also be engaging with County and State because of the number of owned properties within our township, especially with new leadership that may be more willing to engage
- As part of planning, taking on considerations for things like connecting our parks, the new town center, and other locations of interest in town via trails and other green spaces
- The team's hope is to adopt the plan in late Winter / early Spring (2026-27)
- Discussions shifted to multiple properties and areas of interest in the township:
  - **Knight & Jones Farms:** Both are considered preserved farmland; Knight Farm is likely to remain under state ownership (unlikely to be sold) and the police department has largely pulled development activities out of Jones Farm. Township has pushed back on both warehouse and housing development proposals for Jones Farm, and are considering potential options such as outdoor recreational and training facilities.
  - **Old Naval Yard:** Original development plan was for a warehouse facility set back and connected to the Trenton-Mercer Airport, with the Parkway Ave-facing part of the property becoming non-industrial commercial development.
    - Original warehouse tenant is no longer active in discussions, so the owner is exploring options to secure a new tenant or alternative proposals.
    - Cleanup efforts continue to deal with soil and groundwater contamination under state supervision.
  - **Birmingham Park:** Noted that development at the Naval Yard will likely impose about a sidewalk-width segment along one portion of the park, but the township is planning to allow expansion of the park into an adjacent property that would also need to be removed as part of the development efforts.
- Conversation then shifted to several topics of interest:
  - **Data Centers:** Concerns were raised by the Green Team about environmental impacts, such as noise, water, and air pollution; according to Chuck, no current plans for data center development under consideration, despite interest from some developers.
    - Confirmed that some model ordinances have been shared with Council by members of the Green Team, with particular concern related to water demands.
    - Model ordinances were confirmed to be part of the agenda for an upcoming meeting, during which they will be introduced to Council, then referred to the Planning board for hearing and consideration before anything is put forth for adoption.
  - **Light Pollution:** While no formal consideration has been put into effect for the Master Plan yet, Green Team offered to share model Dark Sky ordinances or provisions for consideration



# EWING GREEN TEAM

*Promoting People, the Planet, and Prosperity in Ewing*



(e.g., reducing foot candle measurements at the edge of properties, considerations for shielding and down-facing of street lights, etc.)

- **Tree Ordinance:** The collected team noted room for improvement and the need to connect with local tree companies about proper permitting for tree removals on private property.
  - Current ordinance regulates tree removals on residential properties over 1 acre in size and any trees (regardless of property size) along the streetscape if there are three or more being removed.
  - Noted that county- and state-owned land has sovereignty, so is not under the oversight of this ordinance, though historically those bodies have been open to arrangements to align as closely as possible with the ordinance.

## ACTIVE INITIATIVES WITH ACTION ITEMS

- **Clean Communities / April Stream Cleanup:** Joanne provided the update that a total of 453 pounds were collected by 42 volunteers during the event.
- **Trees Initiatives / Business Outreach:** Joanne Mallowney confirmed an agreement from Aaron to do about 100 or so mailings to companies in the Township; the Green Team will need to select who we want reached out to.
  - Joanne to follow up with tree committee members separately to align on which companies we want to reach out to so messaging can get out ahead of Fall planting season (August).
- **Trees Initiatives / Arbor Day Event:** Joanne Mallowney reported a great crowd for the event, where the township planted a total of seven trees (six purchased from Bountiful Gardens and one donated by the Watson family); another maple was planted at the Municipal Building, and our Arbor Day flag is currently being flown at Town Hall until the end of May.
- **Native Plants Initiatives / Lore Elementary:** No new updates; Karen Kissel has been in contact with Jennifer from Lore Elementary, and will follow up next month if there are any updates before the end of the school year regarding planning for the new school year.
- **Restaurant Week:** The team reported overall low turnout (about twelve restaurants total) but that the event was well publicized on Facebook and in the Township newsletter
  - Team members have been working to collect the signs; when they are collected, they can be dropped off at the Municipal Building
  - Some instances noted of restaurant staff being unaware of the promotion going on; may need to be a bit more forward with outreach to participating restaurants during the event
  - Next year, look into the application process; anecdotally, of about a dozen solicited restaurants who were interested, only 1-2 participated; what friction is there in the process?



# EWING GREEN TEAM

*Promoting People, the Planet, and Prosperity in Ewing*



- **Website Updates:** Ryan Lelache and Lexy Freiling to begin work in earnest this summer to go through the website review and begin getting ready to move the site into two main sections: active initiatives and highlights and a historical archive. Goal is to complete by end of 2026.
  - They will also be looking into incorporating the Ewing Recycles site so we can remove the current dedicated website and its domain next year.
- **Community Forestry Management Plan (CFMP):** Per Joanne, the Township finance director received notification of next steps for the CFMP Grant; it will need to go out to bid for someone to run the program (expecting 1-2 months to secure a contractor).
  - Several team members had previously committed to volunteer time to help with working on the plan; expecting that work to likely begin in Fall 2026 at the earliest.
- **NNO/Community Fest:** National Night Out to be held on the first Tuesday in August (4<sup>th</sup>), with a rough estimate of timing from 6-8 PM; Community Fest will be on Saturday, September 19<sup>th</sup>.
  - Intention is to participate in both events if we can properly staff the tables, which we hope to help with advertising both the 250 Trees initiative and the Bike Ride on September 26<sup>th</sup>.

## ANNOUNCEMENTS & COMMITTEE REPORTS

- **Bike Ride Event**
  - Event will be starting at Washington Crossing Park with a stop at Birmingham Park, then looping through Cadwalader Park and the Canal Path on the way to Trenton Old Barracks
  - Will have police escort for the entire ride, then return through the Canal Path back to Washington Crossing Park.
  - Details are currently posted on the website at <https://ewinggreenteam.org/ewingfallspin>
- **Clean Communities Events**
  - No new updates for May 2026.
- **Health Initiatives**
  - No new updates for May 2026.
- **Shred Day Event**
  - No new updates for May 2026.
- **Flower Hill / Bull Run Wetlands Development Update**
  - Per a brief update from Sonya, the initiative is on hold awaiting an assessment underway by NJ DEP; noted that participation of non-Hopewell residents via public Zoom meetings has not been met well, with folks joining not being permitted to speak or submit questions.



# EWING GREEN TEAM

*Promoting People, the Planet, and Prosperity in Ewing*



## REPORTS FROM OUTSIDE COMMITTEES & COMMISSIONS

- **Community Forestry Management Plan (CFMP)**
- **Master Plan & Environmental / Natural Resource Inventory (ERI / NRI)**
- **Parks Improvements & Scoping**
- **Ewing Township Council**
- **Ewing Environmental Commission (EEC)**
- **Ewing Township Redevelopment Agency (ETRA)**

*(For all sections above, please see notes under the heading 'Guest Speaker')*

## NEW BUSINESS

- No New Business Raised for May 2026

## CONCLUSION

- **The team motioned to adjourn the meeting at 8:55 PM ET**