

Lawrence Township Planning Board
Regular Meeting
Monday, August 3, 2015

Present: Christopher Bobbitt
Ian Dember
Philip Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
James Kownacki, Councilman
Stephanie Pangaldi
Kim Taylor
Doris Weisberg, Chairperson

Excused Absence: None

Absent: Diego Samuel

Also Present: James F. Parvesse, Municipal Engineer
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant
Neil Yoskin, Planning Board Attorney
Susan Snook, Recording Secretary

1. **Statement of Proper Notice**

Adequate notice of this meeting of the Lawrence Township Planning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, and the Lawrence Ledger newspapers.

2. **Public Participation (for items no on the agenda)**

None

3. **Minutes for Approval**

None

4. **Resolutions**

Resolution of Memorialization No. 19-15 approving Major Site Plan – Amended Preliminary and Final Approval Application No. SP-3/15; **The Bridge Academy**, 1958 Lawrence Road; Tax Map Page 30.02, Block 3004, Lot 155 was unanimously approved.

Resolution of Memorialization 20-15 approving Minor Subdivision with Variance Application No. S-2/15; **Joseph Longo**, 51 Tulane Avenue; Tax Map Page 13.02, Block 1311, Lots 6 & 7 was unanimously approved.

5. **Applications**

Major Site Plan – Preliminary & Final Approval with Variances & Waivers Application No. SP-15/12; **Public Service Electric & Gas Co.**; 60 Bunker Hill Road; Tax Map Page 27.01, Block 2701, Lots 33 – 38 & 40

Ms. Pangaldi had to excuse herself from this application because she is employed by Public Service Electric & Gas. Mr. Yoskin also stated that his firm represents Public Service Electric & Gas on matters not in Lawrence Township; therefore, this is not a conflict.

Ana Murteria, Esquire, represented the applicant. Ms. Murteria stated the application is to expand the Lawrence Switching Station located at 60 Bunker Hill Road. The proposed expansion is for the installation of a voltage regulator which will be constructed on the northern part of the site. There is also associated equipment that will be installed which includes two lighting masks for the lighting protection and associated utility equipment on the site.

Ms. Murteria stated the initial plans contemplated the construction of a sound wall around the equipment; however, once the sound study was conducted by PSE&G and they determined that the sound wall is not necessary for the property because the equipment is well below the levels required by the State. Final drawings do not include a sound wall and the plans do not reflect the sound wall, but were written on the application narrative. Mr. Yoskin asked is there is testimony to support this. Ms. Murteria stated they do not have the sound studies.

Witness #1 Jared Augustine, Burns & McDonald. Exhibit A-1: Site Plan, dated June 2, 2015. Mr. Augustine testified that the area is gravel with vegetative areas. The site will be equipped with a breaker, a disconnect switch, voltage regulator and bus support) which are used for safety purposes. An access drive is also proposed which will be for maintenance and safety clearance for equipment. There are two lighting masks proposed (50') which are used for lighting protection. A question came up about the height of the masks. Mr. Caton stated there is only one and it is 50'. Ms. Murteria stated on the application is it 65' and she will check with the applicant. They should be two (2) 65' lighting masks. Mr. Yoskin stated if it will be approved, we want to make sure it is the right thing.

Mr. Augustine showed the location of the voltage regulator which will be on the north side of the yard. It is about 176' to the west side of the yard, 358' to the property line; there are three lights proposed; two will be on the disconnects which faces down and an up light that will only be lite if there is an emergency due to an outage (to see if the switch is open and one on the 20' pole to see the cabinets which will be 150 watt. There will be no additional fencing provided; the sound levels complies with New Jersey State decimal level; therefore, the applicant is not proposing a sound wall around the regulator. Mr. Yoskin asked if the report was prepared and signed by a Professional Engineer. Mr. Augustine stated it was.

Construction will take 3 – 6 months, weather permitting and permit issues. There are no emissions identified on the equipment from the manufacturer. The regulator is so there are no voltage drips for the entire network.

Mr. Krawczun asked Mr. Yoskin since the application included the sound wall and heard testimony that there is no need for the sound wall; if we are to proceed with this hearing, if there was to be an approval, could we make either subject to that report being submitted that was referenced this evening then to be reviewed by our sound engineer to see if it is satisfactory or is there some other type of way to be a condition of approval that in the event there is noise we can go back.

Mr. Yoskin stated the first suggestion is the better suggestion and that the applicant's attorney would like to have the Resolution of Memorialization adopted on the August 17, 2015 meeting but we would have to insure the sound report is given to us and that our engineer reviews it before the 17th. Mr. Krawczun stated we are going on an application that requires a sound wall and we need some assurance that one is not needed. Ms. Murteria agreed to submit the report and stated that none of the plans submitted do not show the sound wall; however, it was referenced on the application.

Councilman Kownacki commented that the regulator makes a consistent hum unless you have a crew that is there every couple days to look at this; the noise gets loud if they are going bad. How often is a mechanic in that area to check on the equipment?

Witness #2: Paul Drake, PP the Project Manager of Public Service Electric & Gas who is responsible for permits, identify what permits are required; preparing the application, submit applications, secure the application with the Township throughout the process and will be responsible for further follow up with compliance and conditions with the project and the construction of the project.

Mr. Drake summarized the background. The site was approved in the 1950's and constructed by the 1960's. It connects many transmission lines and helps to support JCP&L in its service territory. The improvements to the regulator are necessary because it helps control voltage on the transmission line. These systems are designed to help control and maintain a steady voltage through the line. This facility is being required by PJM for the grid and they are also being included in other service areas throughout their territory.

Mr. Drake stated this is one of PSE&G's main facilities in the region and all of their equipment is maintained and operated through this site and safety is taken very seriously. The zone allows for 25% of impervious coverage and currently the site is at 28%, increase by .2 acres for the installation of the voltage regulator which would increase the total impervious coverage to 29%. The structure itself will be on a gravel bed (aggregate stone that will be placed) and used for a safety purposes for the men who have to check on the equipment and it allows the water itself to be more permeable.

There is no negative impact or detriment to the zone plan as proposed. Comment 1.02 of the engineering report, dated June 20, 2015, copy attached. The major equipment will be open loose aggregate and designed that way to maintain a level of protection for the men working and in the other location. Mr. Parvesse wants to test the soil and a geotechnical study will be provided to the Township.

Mr. Drake stated he is working with New Jersey Department of Environmental Protection for the wetlands general permit which will allow them to impact the wetlands that would be in New Jersey Department of Environmental Protection review; received a letter from the Mercer County Planning Board indicating that they have approved the project as a de minimus impact; also discussions with the Delaware & Raritan Canal Commission.

The plan submitted does show two lighting masks; however, one lighting mask is being proposed at 50' tall; therefore, making the plan accurate. Councilman Kownacki questioned the voltage regulator and his concern is the noise and wants to see the noise report. Mr. Drake stated the noise report was prepared by Oscar Guard and shows no impact on this site and will have a light hum. Mr. Yoskin stated that someone has to talk to the manufacturer to find out if it creeps up because that could affect the conclusion of the sound engineer.

Mr. Krawczun stated that Mr. Drake testified that this switch is being mandated by PJM and that is to benefit not only PSE&G and is also helping JCP&L. Mr. Drake stated that PJM is the operator of the natural grid in New Jersey and when they review all their studies and found out what the voltage concerns, you need to install this equipment because there are voltage concerns on this line.

Mr. Krawczun asked why is PSE&G installing equipment that is going to benefit JCP&L. Mr. Drake stated it will benefit all thirteen states within the grid. Ms. Murteria stated that this improvement that improves the operation of the switching station but has a larger effect of improving the entire network when installing this one piece. Mr. Drake stated PJM International is telling them to install this equipment (voltage regulator). Mr. Krawczun stated when the initial meetings took place with PSE&G, which he was present at the meetings, not every single meeting with Township staff and PSE&G

representative, never once in his presence was this issue brought up on how it was going to help beyond our immediate area, not JCP&L, not Maryland or any other place in the thirteen states. It was to benefit primarily, Mercer County residents and primarily, Lawrence that it was in reaction to the event of hurricane Sandy and how this would improve the liability in Lawrence Township. This is how it was represented. The confusion is hearing a different explanation, hearing a different application from the plans and it would be helpful in the future that we have this information and be a little clearer and more accurate so that we as Township Officials, when we are looking and understanding this, that we are all working in the same direction. Mr. Drake stated this sub-station services Mercer County and only Lawrence Township residents.

There was no public comment or statements. Mr. Caton summarized the conditions.

Major Site Plan – Preliminary & Final Approval Application No. SP-5/15; **2700 Brunswick Pike Realty, LLC, (Chrysler Dodge Jeep Ram)**; 2700 Brunswick Pike; Tax Map Page 22.01, Block 2201, Lot 21

Donald Pepe, Esq. represented the applicant and summarized the application and it for a 4,000 sf service expansion to bring it up to moderate expectations. Witness #1: Frank Sadeghi, PE. Exhibit A1: Grading & Drainage, Sheet 4 of 7, dated May 12, 2015 and stated the site is on the northbound side of Brunswick Pike and described the neighboring properties.

The proposed addition is 4,020 sf to the existing building on the south side of the building and in order to that we had to rearrange some of the parking spaces and are proposing sixteen parked stacking spaces and they are to be designated for employees only. Mr. Pepe stated the spaces would be for the employees and not pedestrians coming in and out the facility. Mr. Sadeghi stated the impervious coverage is not being increased; the existing asphalt is being replaced with existing building.

Mr. Pepe referred to Mr. Parvesse's report dated July 7, 2015, copy attached referring to Comment 4 (sidewalks); Comment 2 (chain link fence) (Exhibit A1, Grading & Drainage Plan, Sheet 4 of 7, dated May 12, 2015). The fence will be in the front of the addition. Mr. Caton wanted to know how long it would take to replace the fencing in the back (meant on the northern side). Mr. Pepe stated his client is not here, the General Manager is present, and he could not answer that. Mr. Pepe referred to the sidewalk and with the colder weather coming, he requested if a Temporary Certificate of Occupancy would be issued during the winter and the sidewalk's put in during spring. Mr. Pepe referred to Clarke Caton Hintz report dated July 22, 2015, copy attached, referred to Comment 4.6 landscaping with creeping junipers along the front in the grassed area.

Witness #2: Perry Petrillo, Architect. Exhibit A2, Colored Rendering – Front Façade, dated August 3, 2015. Mr. Petrillo spoke about the addition; 4,000 sf addition for a service area, spoke about the height, materials being used and signage is existing (service sign) which faces front and will be relocated under the portion of the service center. There is not additional signage; this sign is mostly directional (Exhibit A4 – Existing Signage).

Exhibit A3 – Proposed Floor Plan, dated April 1, 2015 which shows stacking internally for eight (8) cars (four in each lane); climate controlled; service attendants are there to take car to get service which cleans up the front of the building with car traffic and the ability to get a space if you are coming in to buy a car or something of that nature.

Witness #3: Dustin Corbett, General Manager of Facility. Mr. Corbett testified that there are seven (7) valet employees to maneuver the lot with cars and put them in the optimum position to move them to the right spots. Mr. Pepe referred to the Public Safety Coordinating Committee report dated July 20, 2015, copy attached, regarding keeping the drive isles clear of vehicles for fire apparatus. Mr. Corbett

stated this is the main goal to keep everything safe. Vice Chairperson Taylor asked about the cars parked in front will it block the beautification of the new addition. Mr. Corbett stated no plans to move the vehicles because no one would be able to see them; but there would be no cars parking in front of the expansion.

There were no public comments or statement. Mr. Caton summarized the conditions.

6. **Old Business / New Business / Correspondence**

None

7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:32 p.m.


Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes Approved:



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