

**Washington Township Planning Board
FEBRUARY 27, 2013**

Chairman Leavens called the regular meeting of February 27, 2013 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Kathleen McGroarty, Eric Trevena, Lou Mont

ALTERNATES: Howard Popper, Sam Akin

CLASS I: Ken Short

CLASS II: Roger Read

CLASS III: James LiaBraaten

ABSENT: Charles DiSalvo, Mark Bauerlein

OTHERS PRESENT: Engineer Hall, Attorney Cofoni, Clerk Margolese

Adequate notice of this meeting was sent to the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

Minutes from the February 11, 2013 Regular Meeting

Mr. Trevena made a motion to approve the minutes as presented, seconded by Mr. Mont.

A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Popper, Short, Trevena, McGroarty, Read, Akin

Nays: None Abstentions: LiaBraaten

PUBLIC COMMENT ON NON AGENDA ITEMS

The meeting was opened to the public for items not on the agenda. There were no questions or comments from the public and the meeting was closed to the public.

RESOLUTIONS

13-09 Dr. Anthony Iuvone – Block 2, Lot 6 - 23 Route 46 – C-1 Zone - .544 Acres

Preliminary and Final Site Plan Approval for a proposed Dental Office and Rental Unit

The Board reviewed the presented resolution. Mr. Short made a motion to approve the resolution as presented, seconded by Mr. Popper.

A roll call vote of the eligible voters was taken and the motion carried.

Ayes: Leavens, Mont, Popper, Short, Trevena, McGroarty, LiaBraaten, Akin

Nays: None Abstentions: Read

PUBLIC HEARING/APPLICATIONS

1. WTMUA – Pump Station – Block 35, Lot 3.01 – 51 Old Farmers Road – R-1 Zone

Representatives present: WTMUA Director Mike Pucilowski, Attorney James Gregory, Andrew Holt, P.E. (Suburban Engineering)

Mr. Popper and Mr. Akin noted that because this application is being heard as a Capital Improvement review and no action is to be taken as result of the discussion they would not be recusing themselves.

The WTMUA's attorney James Gregory re-introduced himself, the WTMUA director Mike Pucilowski and the project engineer Andrew Holt. Mr. Pucilowski and Mr. Holt were sworn-in.

Mr. Pucilowski stated that the EPA has asked the WTMUA to improve its water capacity. He stated that Well LV9 is located behind 46 East Mill Road. Mr. Pucilowski said that they are proposing to build a booster pump station on Old Farmers Road to pump additional water supplied by Well LV9 to address existing firm capacity problems. He said that he has presented their proposal to the Historic Preservation Commission and they were alright with the proposed building. Mayor Short announced that he has a conflict of interest with participating in this discussion because he owns property within 200 feet of one of the properties involved in this proposal; Well LV9. He recused himself from the discussion.

Engineer Holt stated that the LV9 Well will benefit the Hager Water System. He noted that the Old Farmers Road booster pump station will provide water to residents on Parker Road. He said that the pump station is to be located in the parking lot near the Old Farmers School. Mr. Holt stated that the pump station will be located in a one story brick building with a shingled roof. He said that it will match the existing school building. Mr. Holt stated that four pumps will be installed inside of the building along with electrical gears. He stated that half of the building will be used for the pump station and the other half for school storage. Engineer Holt stated that the pump station will have a 500 gallon per minute gas powered emergency generator in back of the rear of the building which will have a hospital grade muffler installed on it. He said that the generator will need a weekly exercise cycle which they are planning to do after 4 p.m. He stated that a chain link fence is to be installed around the rear of the generator and along the side of the building next to the slope. He said that a swale is to be built along a retaining wall for stormwater management. He said that the swale will bring stormwater to the bio retention basin. Mr. Holt stated that a light fixture will be located over the man door on the building.

Mr. Holt referred to Exhibit A-1 (photo renderings of plans by Suburban Engineering). Chairman Leavens asked if there are any plans for future expansion in regards to addressing water needs. Mr. Pucilowski stated that right now the only request has been for Christopher Drive. He said he cannot tell what future expansions will be considered until the water capacity situation has been dealt with. Mr. James Lia (58 Old Farmers Road) asked what noise level the generator would operate at. Mr. Holt stated that the generator will produce 65 decibels of sound at the property line. He noted that the generator will be powered by natural gas. He stated that the back-up generator will be able to provide 100 KW over the needs of the pump station and will be able to meet the needs of the school if there is a power outage.

Engineer Holt referred to sheet 14 of the proposed plans (plan view of the booster station). Mr. Mont asked if the dumpster at the school is being relocated. Mr. Holt stated that the dumpster will be moved over slightly. Mr. Tim Walker (55 Old Farmers Road) stated that he no objection to the proposed project. Mayor Short noted that with the back-up generator being installed the school can now be used as a shelter in case of emergency. Exhibit A-2 (Plans for Old Farmers Road Pump Station- Sheet 8 of 14 by Suburban Engineering dated 2/11/13) and Exhibit A-3 (Plan Sheets 1 through 14 by Suburban Engineering dated 2/11/13) were referred to. The Board reviewed Engineer Hall's 2/22/13 letter regarding this project. Mr. Holt stated that there are no wetlands on the site and within 300 feet of the site. He told the Board that the timing of construction will be done to work with the school schedule and that construction is to begin July 1st at which time the foundation, the retaining wall and other exterior structures will be built before September 1st. He said that interior things will be dealt with after September 1st.

Engineer Holt addressed the design of the bio retention basin. He noted that a larger drainage area will be flowing to this site than is existing; however, a fabric line swale is proposed and possibly rip rap will be used to handle erosion and velocity issues. He added that bed slope protection devices will be used. Mr. Holt did note that no additional impervious surface is proposed for this site. Planner Banisch asked if the existing sheds will be kept on the site. Mr. Holt noted that parking is at a premium on this site and therefore it is doubtful that the sheds will be kept. Mr. Banisch asked about the proposed light on the pump station building. Mr. Holt stated that the light will have a motion sensor. Mr. Banisch asked how the testing of the emergency generator will be done. Mr. Pucilowski stated that the pump station and generator will be monitored remotely. Mr. Roy Evans (201 Old Farmers Road) noted that water already crosses the road. He asked if the proposal would make this situation worse. Mr. Holt stated that they are not changing any situations with regard to water on Old Farmers Road. He stated that the situation with water crossing the road actually might get better. Mr. Tim Walker stated that the plan for the swale looks like it will absorb water and that no additional runoff will result. He noted that he has never seen this area flood.

Mr. Walker asked about the noise level of the pumps. Mr. Holt stated that the block building will muffle the noise of 15 horsepower pumps. He said that the noise will not be detectable from the outside. Mr. Pucilowski added that the newer pumps are much quieter. Mr. LiaBraaten asked if passive noise abatement devices could be installed in the trusses of the pump station building. Mr. Evans asked if these noise abatement measures could be installed while the building is being built. Mr. Walker asked how long the exercise cycle for the generator would last per week. Mr. Pucilowski stated that the exercise cycle will last 45 minutes per week.

Attorney Cofoni stated that the Planning Board is charged with determining if the proposed Capital Improvement project is consistent with the Township Master Plan and to make general recommendations.

Mr. Popper made a motion to recommend the approval of the proposed capital improvement project noting that it is consistent with the Master Plan along with the expert's reviews and to recommend that internal baffling for noise abatement be installed during construction, seconded by Mr. LiaBraaten. A roll call vote was taken and the motion carried.

Ayes: Leavens, Mont, Popper, Trevena, McGroarty, LiaBraaten, Read, Akin

Nays: None Abstentions: None

The Board Secretary was directed to send a letter to the Township Committee recommending the approval of proposed pump station.

2. WTMUA – Well House – Block 28, Lot 19 – 46 East Mill Road – R-5 Zone

Representatives present: WTMUA Director Mike Pucilowski, Attorney James Gregory, Andrew Holt, P.E. (Suburban Engineering)

It was noted that Mr. Short recused himself from hearing this application because of a conflict of interest. Engineer Hall stated that the well production facility will consist of a 20 ft. by 28 ft. well house building. He referred to Exhibit A-1 (plans for Well LV9 by Suburban Engineering dated 1-15-13). He stated that the well house is to be located in back of the

existing WTMUA building located on East Mill Road. He referred to Exhibit A-2 (plan for new driveway to proposed well house dated 1-15-13 shown on Sheet 4 of 21). He stated that the NJDEP will be coordinating with the ERPA with regard to the EPA permit in an n equivalency review which is currently in progress. He added that no additional parking is being proposed with this plan.

Mr. Mont asked about the pipe shown to the rear of the building footprint. Mr. Holt stated that this is a blow-off pipe used to run the water initially. Engineer Hall asked about the stream area located near the site. Mr. Holt stated that the site is located within the 300 foot riparian corridor of the river, and that no further clearing is proposed.

Engineer Hall reviewed his February 25th 2013 letter. Mr. Hall recommended that the Board ask for a larger drywell for this site. Mr. Holt stated that a boring was done in front of the location of the LV9 building. Mr. Holt referred to Exhibit A-3 (Conservation Map dated 1-15-13). He noted that the siding chosen for the proposed building is to match the existing WTMUA building. Mr. Pucilowski noted that the Well LV3 on Fairmont Road is also part of the proposed plan. The meeting was open to public comment. No public comment was offered.

A motion was made by Mr. Popper to recommend the approval of the proposed well house and plans relating to it with the recommendations made by the Township Engineer in his February 25th 2013 report and that it is not inconsistent with the Township Master Plan. The motion was seconded by Mr. Mont. A roll call vote was taken and the motion carried.

Ayes: Leavens, Mont, Trevena, McGroarty, Read, Popper, Akin, LiaBraaten

Nays: None Abstentions: None

The Board Secretary was directed to send a letter to the Township Committee recommending the approval of proposed pump station. Mr. Short rejoined the Board.

DISCUSSION / CORRESPONDENCE

1. Re-Examination Report & Environmental Resource Inventory

Planner Banisch explained to the Board that the Highlands Council had the Environmental Resource Inventory prepared for the Township. He noted that the Environmental Commission had not submitted any comments on the document as of yet. He stated that the ERI will be used to determine areas that should not be disturbed and will serve as environmental resource protection. He noted that this broadly encompasses the entire township. He said that there is probably less than 2% of the township that is not covered. Mr. Short pointed out that the ERI needs to have Cataract Park added.

Mr. Short noted that he and Chairman Leavens had met with the Highlands Council that day. Mr. Leavens stated that the township can have more than one Center Designated. He noted that Route 46 corridor by East Avenue to the Roerich Farm site could be a center.

A motion was made by Mr. Short to have the Board attorney draft a resolution accepting the Environmental Resource Inventory by the Planning Board which is to be submitted to the Highlands Council. The motion was seconded by Mr. Popper. A voice vote was taken and the motion carried.

Ayes: Leavens, Mont, Trevena, McGroarty, Read, Popper, LiaBraaten

Nays: Akin Abstentions: None

Ms. McGroarty left the meeting at 9:20 p.m.

The Board reviewed the draft Re-Examination Plan. Planner Banisch recommended that the noted redevelopment areas be redesignated as presented in his memorandum of February 27 2013. Mr. Short stated that the Mountain View Inn site should be included on page 4 as it has been included in the WWMP. It was noted that on page 5 "c" needs its language to be cleaned up. Mr. Short noted that the Cleveland Industrial Chemical site is not a superfund site and could be developed some day. It was also noted that the Long Valley Firehouse may be getting relocated because of overcrowding and poor location. The township may be receiving a 4 acre parcel through a land swap exchange. Mr. Short stated that in "k" it should be mentioned that there is a potential for future wellheads from Chester down through Parker and in the Flocktown area and that there is a wellhead on the Roerich property. It was also noted that in the Route 46 area there may be another car dealership coming in and possibly a Quick Chek store. Mr. Banisch was instructed to make the recommend changes and additions to the re-examination report and bring it back before the Board at the next meeting.

2. Vouchers

Mr. Mont made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payment, seconded by Mr. Short. A voice vote was taken; all were in favor and the motion carried.

Mr. Short made a motion to adjourn, seconded by Mr. Popper. A voice vote was taken; all were in favor and the meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Barbara J. Margolese, Clerk