

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Monday, March 25, 2013
—MINUTES—

CALL MEETING TO ORDER:

Vice-Chairwoman Barbara Kane called the meeting to order at 7:05 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 9, 2013 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request.

SALUTE TO FLAG:

There was salute to colors.

SWEAR IN MEMBERS:

Robert E. Albano, Alternate No. 1 was not present.

ROLL CALL:

Stephen Rodzinak – present

Ron Charles – **absent**

James Franco – present

Barbara Kane – present

Joanne Kane – **absent**

Mayor Dan Hayes – present

Councilman Howard Norgalis – present

Robert Albano, Alt. #1 – **absent**

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Land Use Administrator Marie L. Broughman

APPROVAL OF BOARD MINUTES:

February 25, 2013 Regular Meeting and March 12, 2013 Regular Meeting minutes will be presented at the next meeting for Board consideration.

MEMORIALIZATION OF RESOLUTIONS:

None pending

LAND DEVELOPMENT APPLICATIONS:

PSE&G – 5 Polhemus Lane

Block 347 Lot 1

#13-002-PB, Preliminary & Final Site Plan w/c-variances

(Bwtr Switching Station 230 kV Upgrades & Switchyard Reconfiguration)

Time: 120=7/6/13

Attorney James P. Rhatican was present to represent the Applicant. Sworn testimony was presented by PSE&G Senior Program Manager Juan B. Ananos, PE, Black & Veatch Senior Structural Engineer Jack A. Diamond, PE, PSE&G Manager of Transmission Permitting Raymond Tripodi, PP, and Landscape Architect Roy J. Dunn, RLA.

The Applicant submitted exhibits which were marked into evidence as follows:

- A-1 3/25/13** Sample of nonconductive fence, dark grey/black
- A-2 3/25/13** Colored Rendering of Landscape Plan, dated 12/2012, last revised February 2013

Attorney Rhatican provided a brief summary of the application and property development history. The property is located in the M-2, General Manufacturing zone. A variance is required for front yard setback on Polhemus where 150-ft is required and 49-ft is proposed. Existing conditions include improved lot coverage of 74% where 60% is required, lot area of 10.76-acres where 20-acres is required, side yard setback of 38-ft where 75-ft is required, and front yard setback on Main Street of 141-ft where 150-ft is required. He stated that the Applicant will comply with the following reports: Board Engineer Robert C. Bogart dated 3/20/13, Board Planner Scarlett Doyle, PP dated 3/17/13, Sewer Coordinator Robert Reich, PE dated 3/19/13, Health Officer Chris Poulsen dated 3/22/13, and Land Use Administrator Broughman dated 3/21/13. Temporary parking will be outside of the site area during construction. There are no disturbances proposed for the wooded wetland and floodplain area.

PSE&G Engineer Ananos stated the switching station upgrade and reconfiguration will provide better reliability for the substation. 20,000 customers are serviced by this substation including 85% residential customers mostly in Bridgewater and 15% commercial customers. The substation was constructed in 1962 and has always been unmanned. The growth factor in the future mandates the need for the substation to be upgraded in order to avoid blackouts and burnout for future demands. The upgrade is part of a Federal upgrade requirement which is overseen by PJM, the ISO. PJM requires the upgrade to be finished by 6/1/14. The same use of the property will remain without any increase in the intensity of the use. No additional noise will be produced from the site, although an emergency generator will be utilized.

Black & Veatch Engineer Diamond described the upgrades. A new prefabricated building will be constructed of the same materials as the existing structure, addition of a diesel generator, electrical equipment upgrade to 230 kV circuit, replacement of two transformers, installation of three lightening masts 85-ft tall, replacement of nonconductive fencing to replace the existing chain link fencing, installation of landscaping along Polhemus Lane and Main Street, and installation of new site lighting. The lightening masts will be 49-ft to the road with the closest at 20.2-ft.

Engineer Diamond requested design waivers for site lighting which will increase during emergencies, landscaping as there are no street trees along Polhemus in order to prevent climbing the trees and then climbing fencing, work hours needed seven days per week consisting of 12-hour shifts from 6am to 6pm in order to meet the 6/1/14 deadline, and number of required parking spaces is not needed for long term parking as the site is unmanned. Engineer Diamond stated the f.a.r. will increase from .011 to .014 where .35 is allowed; therefore, there is no need for a variance.

PSE&G Planner Tripodi stated that the use is inherently beneficial; therefore, the positive criteria have been met. He discussed the negative criteria and stated that the variances are both c-1 and c-2 variances and the granting of these variances is not a substantial detriment to the public good and it will not impair the intent and purpose of the zone plan and zoning ordinance. There are no health or safety issues and the use is particularly well suited for the site. The non-conductive fence offers additional site safety and does not get any closer to the Cuckel's Brook. A metal fence would require improvements closer to the Cuckel's Brook including a grounding bridge structure. Planner Tripodi referenced exhibit A-1, sample of the nonconductive fencing.

Landscape Architect Dunn discussed exhibit A-2, Landscape Plan. The existing white pines must be pruned along the fence for safety. The berm behind the proposed swale with a slope of 2% along a portion of Main Street will be planted with a series of evergreens and ornamental value plants including the red knockout rose which is a hardy rose. Leland Cypress is proposed along a portion of Polhemus Lane as shown in exhibit A-2.

The Board deliberated and discussed several conditions including:

- No parking on Main Street or Polhemus Lane during construction
- Must apply to the Engineering Office for any hours beyond those listed in Construction Mitigation
- Applicant will notify Township Health Officer when testing the proposed emergency diesel generator for noise compliance
- Conditions of Approval shall be placed on the cover sheet of the approved Site Plan

Motion by Mr. Franco, second by Councilman Norgalis, the PSE&G – 5 Polhemus Lane application was approved with conditions on the following roll call vote;

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilman Norgalis, Mayor Hayes,
Vice-Chairwoman Barbara Kane

ABSENT: Mr. Charles, Chairwoman Kane, Mr. Albano

Motion by Councilman Norgalis, second by Mr. Rodzinak, the Applicant was given permission to begin construction at their own risk prior to obtaining a copy of the written resolution, but must still comply with all of the conditions, carried on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilman Norgalis, Mayor Hayes,
Vice-Chairwoman Barbara Kane

ABSENT: Mr. Charles, Chairwoman Kane, Mr. Albano

MEETING OPEN TO THE PUBLIC :

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

BOARD BUSINESS:

There was no other Board business.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:15 pm.

Respectfully submitted,
Marie L. Broughman,
Land Use Administrator