

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**Special Meeting**  
**Thursday, October 6, 2016**  
**—MINUTES—**

**1. CALL MEETING TO ORDER:**

Vice Chairwoman Casamento called the meeting to order at 7:00 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

**2. 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 September 21, 2016, proper notice was sent to the Courier Newspaper 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. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

**3. SALUTE TO FLAG:**

There was salute to the flag.

**4. ROLL CALL:**

Stephen Rodzinak – present

James Franco – absent

Chairman Ron Charles – absent

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – absent

Debra Albanese, Alt. #2 – present

Others present: Attorney Tom Molica for Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

**5. APPROVAL OF BOARD MINUTES:**

September 13, 2016, Regular Meeting

September 26, 2016, Regular Meeting

The foregoing minutes will be presented for Board consideration when completed. No action was taken

**6. MEMORIALIZATION OF RESOLUTIONS:**

There were no resolutions presented.

**7. LAND DEVELOPMENT APPLICATIONS:**

**PSE&G - 1920 & 1930 Route 22 East**

Block 382 Lots 5 & 5.01

#16-023-PB, Preliminary & Final Major Site Plan with Variances & Lot Consolidation –Data Center

Attorney John Stolz was present to represent the applicant. Mr. Stolz described the application as follows: The property is located at Block 382, Lots 5 & 5.01. Lot 5 is currently owned by PSE&G and there is currently a substation on the property. Lot 5.01 is under contract by PSE&G for this application before the Board this evening. The applicant is seeking Preliminary and Final Major Site Plan and Lot Consolidation

with variances and design waivers for development on lot 5.01 for state of the art utility control center (UCC) for PSE&G Electric and gas operations throughout the state of NJ. There will be no real change to the existing substation on lot 5 other than the facts that the lots will be consolidated and there will be integrated access, security circulation and parking for both sites. The center is going to serve as a central hub for monitoring and controlling the bulk supply and demand of electric and gas throughout PSE&G's service area. This is a data center with people, computers and equipment for monitoring that will serve to coordinate emergency response efforts in the event of a power emergency. It is as software based operation that will provide direct response to those that out in the field. The proposed Sebring Ave. entrance is designated to be emergency access only. An emergency would be if there was a closure of Route 22 that would make it physically impossible to get to the primary access driveway or a physical impediment in the driveway of the site or for emergency responders where deemed necessary. The access to the site is badge controlled. The access to emergency entrance of the site is ultimately controlled through the Newark headquarters. Employees will not be able to access the building from the emergency access gate.

Vincent Santilli, project manager for PSE&G was sworn in for testimony. Mr. Santilli explained what a UCC facility is and provided testimony as follows: The UCC monitors and tracks the distribution of gas and electrical power. They react to situations that arise such as power outages. There is currently a facility in Newark that is need of extensive renovations and repair. There is currently no room for expansion at the current Newark location. They are regulated by the National Electrical Reliability Corp (NERC) and Critical Infrastructure Protection (CIP). Presently there are new regulations that put the Newark facility not in compliance. The facility is better suited for a suburban area with a bigger piece of property. There is more of security risk to the facility in its current location in the city. The employees that are currently Newark will be moved to this new facility. It would be a 24 hour operation. There will be no repair response utility vehicles or trucks coming and going from this facility. This will not be an extension of the existing substation next door. There will be a guard shack at the main entrance on Route 22 that will function 24 hours a day.

The Board questioned what the backup generators would be. Mr. Santilli stated that there are two generators proposed at the Route 22 side of the building that would be activated in the event a power shortage.

The Board questioned if employees will need to show identification when entering the facility. Mr. Santilli confirmed that employees would have to show ID when accessing the site. He noted that there would be about 52 employees during day shift and 7 to 9 employees on nights and weekends.

Vice Chairwoman Casamento open the public portion of the meeting.

Loretta Holz of 1920 Route 22 was sworn and questioned if there was a traffic study done because she is concerned about the increase in traffic on the highway as a result of the proposed data center. Mr. Stolz noted that a traffic study was done and stated that there will be a traffic engineer that will testify

Emmett Partain of 267 Park Ave. was sworn and expressed concern about whether the building they are proposing will be big enough or if there will be a need for further expansion in the future.

Tom Scally of 834 Hawthorne Ave. was sworn and questioned who would be in control of the access to the gate at the emergency access entrance. Mr. Santilli stated that the Newark headquarters would control the access through communication between the Bridgewater site.

Robert J. O'Donnell, PE was sworn in for testimony and was accepted by the Board as an expert witness.

Mr. O'Donnell described the existing conditions on the property and provided testimony as follows: The primary building will be approximately 75, 000 square feet, one story. There is no equipment proposed for the roof. The building was positioned far away from the residences and Route 22 within the limits of the wetlands located at the back of the property. There are several accessory structures also proposed. The first is a generator and fuel tank in a screened enclosure that will be located on the western portion of the property and will be approximately 5,000 square feet. The generators will be tested monthly during the day. Overall the site acoustics match the noise requirements. The second accessory structure is a transformer screen that will be located adjacent to the generator and fuel tank enclosure. The third accessory structure is an enclosed structure for chillers that would be approximately 4,000 square feet. The fourth accessory structure is the guardhouse that is 253 square feet. The fifth accessory structure is a dumpster enclosure.

Mr. O'Donnell submitted exhibits that were marked into evidence as follows:

**A-1      10/6/16              Pump house relocation sketch**

The applicant received approval from NJ American Water for the pump house that is proposed will be relocated to an area further away from the residences. A setback variance from the property line would be required, 129 feet is proposed, 150 feet is required

The Board questioned the size of the pump house. Mr. O'Donnell stated that it was 432 square feet.

Mr. O'Donnell continued testimony as follows: An application has been made to the DOT. DOT regulates access to the site from Route 22. A traffic study was conducted. There are 111 parking spots on the site. A design waiver is being requested to allow for 9' x 18' parking spaces. A fire hydrant is also being proposed at the end of the cul de sac on Sebring Ave. The Sebring Ave. access will be used for emergency only. It would ne be a regular day to day use. The card activation to the entrance would be maintained by the headquarters in Newark in the event of an emergency. There will be no guard at this entrance.

The Board questioned what can be done aesthetically to minimize the visual impact at the emergency entrance such as drive on pavers. Mr. O'Donnell stated that they are putting up landscaping and a screening fence. Mr. O'Donnell noted that the landscape architect will provide further detail.

The Board questioned if the applicant knew how many times Route 22 has been closed on the past. Mr. O'Donnell stated he did not know.

The Board questioned if the secondary exit was required as part of the regulations. Mr. O'Donnell stated that it was an industry trend to deal with an issue of access because it solves a security issue.

Board Planner Doyle questioned if there would be any vehicle restraint cables along the rear of the property. Mr. O'Donnell stated that they are integral with the fence system and will not be visible from the outside. Board Planner Doyle also questioned if a gate can be added to the fence along the rear with a padlock so that responsible person would have to open it in the event of an emergency.

The Board questioned what would prevent someone from parking their car on Sebring Ave. and walking up to the site at the emergency access. Mr. O'Donnell stated that it will be a sliding gate and there would be no entrance without the card access.

Mr. O'Donnell discussed the utilities and continued testimony as follows: For storm water, the applicant proposes to use the existing basin that currently exists behind the substation and also create a new basin that is between the wetland and the building. For lighting, there are a few lights proposed in the back of the building, around the perimeter, at the guardhouse and through the parking lot. There is no lighting proposed on the back driveway.

The Board question if the sewer had to come from Sebring Ave. Mr. O'Donnell stated that there was no other access point available for sewer.

Vice Chairwoman Casamento opened the public portion of the meeting.

Nancy Yuzuik of 894 Sebring Ave. was sworn and noted that she had gone to the Police Department and obtained an OPRA request and Route 22 has never been closed. Ms. Yuzuik questioned why an emergency access could not be considered near Mountain Ave. Ms. Yuzuik also stated that based on her discussion with fire personnel that a 25 foot opening was not needed for emergency vehicles to get through. Ms Yuzuik expressed concern about disruption on Sebring Ave. during construction.

Tom Scally of 834 Hawthorne Ave questioned if combining the two sites allowed them to meet the zoning requirements so that additional variances were not needed. Mr. O'Donnell confirmed that was correct. Mr. Scally also stated that he agreed that a second entrance would be better near Mountain Ave. instead of on Sebring.

Karen Wisniewski of 267 Park Ave was sworn and questioned if a person parked their car on Sebring Ave. could walk through to the site. Mr. O'Donnell stated that a person could not walk through the gate without access. Ms. Wisniewski also expressed that she felt that the idea of using a padlock at the gate was a safer more secure option than relying on an electronic system. Ms. Wisniewski also expressed concern about the emergency access road being opened and used at a later date.

James Soules of 897 Sebring Ave. was sworn. Mr. Soules submitted exhibits that were marked into evidence as follows:

- O-1- Photo of existing condition at the cul-de-sac
- O-2- Photo of existing conditions at the cul-de-sac
- O-3- Document from Township website
- O-4- Document from Township website

Mr. Soules expressed concern about the wetlands on the property and questioned how the buffers and wildlife would be preserved and protected. Mr. Soules also questioned the amount of waste water that would flow from the property and expressed concern about the number of trees that would need to be cut down.

Laura Foley of 861 Sebring Ave. was sworn and expressed concern that the proposed data center use could pose a greater risk for fire than other uses that currently exist on Route 22. Ms. Foley also expressed

concern about the ability of Sebring Ave. to handle emergency vehicles on it since there is heavy pedestrian traffic and no sidewalks.

Jim Fieseler of 867 Sebring Ave. was sworn and stated that it would be difficult for emergency vehicles to get to the emergency access entrance because many of the roads that lead there off Route 22 are often closed due to heavy flooding during major storms. Mr. Fieseler expressed concern about run off and the increase in flooding to the surrounding neighborhood. Mr. Fieseler also expressed concern about how the proposal would affect the property values of the homes in the surrounding neighborhoods.

Loretta Holz returned and expressed concern about water runoff to her property that is adjacent to the site. Ms. Holz also questioned if a 3D model could be presented that would help the public see what the proposal would look like.

Colin Caughron of 860 Sebring Ave. was sworn and expressed concern about safety in the surrounding neighborhood.

Jim Smith of 873 Sebring Ave. was sworn and questioned if a second access point was added on Route 22 would allow emergency vehicles to obtain access to the site even if part of the road was shut down.

Irene Gyori of 866 Sebring Ave. was sworn and questioned if one of the retention basins would be covered by a helipad as mentioned in the Stormwater Management Report. Mr. O'Donnell stated that was no longer true.

Glen Buono of 833 Hawthorne Ave. was sworn and expressed concern about possible leakage of the diesel fuel tanks and potential contamination.

Eric Plent of 246 Park Ave. was sworn and questioned if the functions of the data center could be run from a backup center in the event of an emergency.

Catherine Brower of 827 Thomae Ave. was sworn and expressed concern about possible changes to the site in the future that could potentially cause unsafe conditions in the surrounding neighborhood. Ms. Brower also expressed concern about the lighting on the site and how the access gate would be controlled.

Simon White of 249 Park Ave. was sworn and questioned if there would be security personnel at the emergency entrance to verify the identity of the people accessing the site.

Eileen Lombardi of 233 Carver Street was sworn and questioned whether the traffic study included Shepard Ave. because it a very busy road. Ms. Lombardi also expressed concern about fire trucks getting to the site quickly in the event of an emergency.

Tom Brady of 833 Park Ave. was sworn and expressed concern about the safety of the building with the second access point on Sebring Ave.

Jennifer Golmbeski of 265 Carver Street was sworn and expressed concern about an increase in traffic created by the proposal since there are many children that play on the neighboring streets. Ms. Golembeski also questioned if statistics were available from other sites that stated how often the emergency entrances were used.

The application was carried to the meeting on October 24, 2016 at 7:00 pm with no further notice required.

**8. MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

**9. OTHER BOARD BUSINESS:**

There were no other matters of Board business.

**10. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Secretary to the Planning Division