

**PLANNING BOARD
MINUTES**

May 14, 2012

On the above date at the Port Republic Fire Hall, 116 Blakes Lane, Port Republic, New Jersey, Planning Board Chairman John Fallucca called the meeting to order at 7:00 PM and made a statement in compliance with Sunshine Law.

Roll Call

Members Present: Steven Allgeyer, Nick Capille, John Fallucca, Gail Haviland, Robert Haviland, Barry Horas, Jack Kelly, Virginia Laird, and Councilwoman Donna Riegel.

Board Secretary: Vicki Cantell

Board Attorney: Mike Fitzgerald

Members Absent: Mayor Gary Giberson and Wayne Smith.

Minutes – On the motion of Mr. Horas, second of Mr. Allgeyer and carried unanimously to accept the minutes of November 14, 2011 with the correction that the typo of the fee be corrected to \$200 from \$2100.

City Council Report – No report.

NEW BUSINESS

Atlantic City Electric attorney Enid Hyberg, presented the preliminary proposal for construction of the substation at Moss Mill and Wrangleboro roads. This site would be a crossroad of distribution and transmission lines. The substation is needed as existing sites are maxed out. Members inquired if that was the reason that Port was experiencing periodic loss of electric. It was stated that that could be a contributing factor and that the substation should remedy the problem by bringing the distribution site closer to the town and improve general distribution.

The property was purchased from a subdivision done by the city in 2008 with the intention of Atlantic Electric installing the unmanned substation with only task lighting and a light over the door of the proposed building.

Doug White, Consulting Engineer, state that this triangular site would be enclosed by a chain link fence with two gates. Inside the fence would be an equipment building, two transformers and equipment racks. The height of the equipment would not exceed 30 feet which is half as tall as existing 60 foot towers. Stone would cover the inside and extend two feet out from the fence. Landscaping would consist of a double row of 5-6 foot evergreens on Moss Mill Road and extend around the corners. Evergreens on Wrangleboro Road would be kept at the 5-6 foot height due to overhead wires but the rest would be permitted to obtain maximum height. Mr. Haviland questioned whether a

retention basin was needed and was informed that CAFRA demands same. There would be no noise concerns.

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May 14, 2012

The Mayor was not in attendance but by way of memo expressed his concerns with hiding the substance from view of the existing and proposed homes nearby. Atlantic Electric agreed to investigate planting evergreens within the right-of-way on the opposite side of the road as screening.

There will be task light at key positions which will only be used as needed and a 100 watt light over the building's door. There will be small danger signage on the fence.

Mike Garrity of Atlantic Electric's Environmental Unit addressed the Boards concerns with EMF wave and resulting health issues. He stated that with the distances and foliage, EMFs do not extend beyond the fenced area. However, as part of the formal application, an environmental study will be included.

The existing road strays from the right-of-way so an access easement is needed to comply with the City's concern that Wrangleboro Road not be improved.

There will also be waivers required as to not paving the road, any street trees, and fence height. Port has a 6 foot limit but substation require 7 feet with an additional 1 foot of barred wire (pointed in.)

The formal application should be submitted within a few months and the anticipated completion date for the substation is December 2013.

OLD BUSINESS

Allgeyer, Block 16, Lots 2 & 3 – On the motion of Mrs. Haviland, second of Mr. Haviland and carried by unanimous eligible members to pass the resolution as submitted.

CORRESPONDENCE – was reviewed.

PAYMENT OF BILLS - On the motion of Mrs. Haviland, second of Mr. Allgeyer and carried by unanimous role call vote to pay the bills.

ADJOURNMENT - On the motion of Mr. Allgeyer, second of Mrs. Riegel and carried unanimously to adjourn the meeting at 7:53 PM.

Respectfully submitted,

Vicki L. Cantell
Secretary