

**PLANNING BOARD
MINUTES**

November 12, 2012

On the above date at the Port Republic School, 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, Mayor Gary Giberson, Gail Haviland, Robert Haviland, Barry Horas, Jack Kelly, and Virginia Laird.

Board Secretary: Vicki Cantell

Board Attorney: Mike Fitzgerald

Members Absent: Councilwoman Donna Riegel and Wayne Smith.

Minutes – On the motion of Mrs. Haviland, second of Mrs. Laird and carried unanimously to accept the minutes of May 21, 2012.

City Council Report – Mrs. Riegel reported via written note informed the Board that the proposed city hall came in well over budget based on non-required equipment and pilings. The plans have gone back out for revision.

NEW BUSINESS

Atlantic City Electric Substation – Multiple representative from Atlantic Electric were sworn in. The proposed substation to be located near the city transfer station on Wrangleboro Road is a permitted conditional use under city zoning. In 2008 the city did a subdivision in anticipation of the need for a substation in this area. The plans have been slightly revised from the initial presentation to shift the position closer to the transfer station in order to try to address the request of neighbors to increase the sight buffer. Easements from the city will be needed for the access road as the existing road meanders across city property and Atlantic Electric would like to limit the disturbance of fauna.

Alexis Louie, Electric Engineer, explained that a new substation will be needed by the end of 2013 in order to avoid overloads and possible service interruptions. Various sites were studied but as Port Republic is the center of the load, this new site would serve best. This site eliminates the need for new line while providing improvements in service with newer equipment and shorter runs. The site would not be manned and only occasional maintenance is needed and can be accessed by smaller vehicles. There would be no increase in traffic. Noise level at the property line is one half of the state allowance. The only lighting necessary is over the door. While there would be

more lighting available it would only be used in an emergency. The substation will not create as much noise as passing cars do.

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Terry Combs presented exhibit A-1 showing the lighting and landscaping. The property is 3.74 acres with 800 feet on Moss Mill to the west, Wrangleboro Road on the east and the transfer station on the north. The mandated basin meets all city and state requirements. The compound has been shifted back to widen the buffer zone and the landscaping has been wrapped around to help hide the basin. Screening and landscaping will be on all sides. In addition to the 30 foot natural buffer of 40 to 50 foot high trees, screening will include multiple species of trees and shrubs. Trees of 8 to 10 feet will be staggered along the Moss Mill frontage and will be under planted to increase screening. ACE will maintain plantings and a simple phone call to report dying plantings will result in their replacement. A buffer easement is needed on the city property line for grading purposes. A waiver from planting street trees is requested to eliminate interference with the power lines.

Multiple waivers will be needed. One waiver needed is to continue the road for another 350 feet and easements for the road will be submitted as needed. Waivers from required curbing, cul-de-sac etc. are also requested. The cul-de-sac and parking area are unnecessary as the compound will provide adequate space for both. . The state requires a seven foot fence plus one foot of barbed wire so a fence height waiver is requested. Mayor Giberson attended a meeting in Galloway Township where a black vinyl fence was agreed upon. Likewise waivers will be needed for set-backs, less lighting, and to allow safety signage on the fence. ACE and the city will have a dialogue to secure a common design for road access and security.

Douglas White, Engineer, described the shallow stone drainage basin as going from southeast to northwest with a sand bottom. The basin will replace the soil down to the water table so that there will be no standing water. A berm will be created to protect Moss Mill Road and the design insures that in a 100 year flood the basin would drain onto city property and the existing stream. The aggregate road is to be extended to the compound which will have two entrances to a loop. This requires the waivers as the road wanders. Disturbance of the area will be as minimal as possible.

Matt Doran, City Engineer, has reviewed the plans and agrees with the requested waivers. The basin meets all requirements and is in compliance. Landscaping is double the requirements and meets all requirements. Doran's report was acceptable to the applicant.

Open to the Public

Frank Petrowski appeared. He and his wife own the property across from the proposed site and noted that is only approximately 70 feet from Moss Mill Road to the proposed fence. While the plans call for two rows of trees, he wants three. ACE explained that

two rows of 8 to 10 foot trees will be staggered and will quickly grow to about 16 feet. In addition there will be shrubbery planted in front and interspersed with the trees. A maintenance guarantee will be in place for two years which will require that **PLANNING BOARD MINUTES** **November 12, 2012**

replacements be made for any dead foliage. ACE stated that they would maintain the landscaping indefinitely. Board attorney Fitzgerald assured the public that ACE is bound to the plan and the city engineer will inspect the site to ensure compliance.

Veronica Petrowski stated they are concerned with property values want the site hidden from view. She felt that the extra row of trees would better hide the site. It was explained that the double row of staggered evergreens goes from the ground to 8 to 10 foot high. They grow two to three feet a year and will be about six foot in diameter. The trees will be planted closer together than normally suggested to help with the screening. The fence and the fence post will all be black.

On the motion of Mayor Giberson, second of Mrs. Haviland and carried unanimously to grant preliminary and final approval with the conditions stated.

Pine Beetles Infestation - Mayor Giberson expressed his concern with the damage these insects and doing to our city and asked if anyone had knowledge of control methods. The only know way is to cut down surrounding trees so that the insects cannot "jump" any further.

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

ADJOURNMENT - On the motion of Mrs. Haviland, second of Mr. Allgeyer and carried unanimously to adjourn the meeting.

Respectfully submitted,

Vicki L. Cantell
Secretary