

**Borough of Watchung
Planning Board Meeting
May 19th, 2015 Minutes**

Chairman Schaefer called the meeting to order at 7:30 p.m. The Chair called for a roll call. Present at the call of the roll were:

(X)Chairwoman Schaefer (X)Mr. Boyd (X)Mr. Desnoyers (A)Mr. Ellis (X)Mr. Haveson
(X)Councilwoman Joren (A)Mrs. Pennett (X)Mayor Pote (X)Mr. Speeney
(X)Mr. Hartmann (A)Ms. Spingler.

Linnus (X) Herits (X)

Chairwoman Schaefer indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

The Chair called for a motion in the affirmative to continue of PB15-01 Minor subdivision, lot line adjustment Zhong Ping Sun, 12 Kapplemann Drive Block 403 Lots 9 & 11 to the June 16th meeting. It was moved by Mr. Haveson, seconded by Mr. Speeney: Mr. Boyd [Y] Mr. Desnoyers [Y], Mr. Haveson [Y], Councilwoman Joren [Y], Mayor Pote [Y], Mr. Speeney [Y], Mr. Hartmann [Y], Chairwoman Schaefer [Y]

Mr. Ellis arrived at 7:42p.m.

Memorialization of Resolution PB15-R06 preliminary and final site plan approval for New Cingular Wireless, LLC. The secretary read the findings of fact into the record. The Chair made motion in the affirmative to memorialize the resolution, it was moved by Mr. Haveson, and seconded by Mr. Speeney. The Chair called for a roll: Mr. Boyd [Y] Mr. Desnoyers [Y], Mr. Ellis, [Y], Mr. Haveson [Y], Councilwoman Joren [Y], Mayor Pote [Y], Mr. Speeney [Y], Mr. Hartmann [Y], Chairwoman Schaefer [Y]

The Secretary called BJs Wholesale Club PB14-02 Block 4602 Lot 2.04, 1604 Route 22. Attorney John Giunco, brought Steve Powers, Civil Engineer and John Dzwonczyk, Fire Expert, to provide testimony. Mr. Speeney read the site report into the record. Mr. Dzwonczyk said the deluge system is unusual for this type of application and he talked to Mr. Erber about it. BJs would have to maintain the system and it would not give you as much protection as you think. Mr. Dzwonczyk went with the idea of putting the tank underground, as they're commonly put underground for residential use and so forth. Mr. Erber liked that idea. BJs is willing to locate it underground to satisfy the fire official. Mr. Dzwonczyk testified to the safety of installation of the tank according to the NJ Administrative Code NJAC 5:18 (liquefied petroleum standards) and NFPA 58 guidelines for propane tanks. It's checked, according to code, after 18 months and then a minimum of every 36. BJs goes beyond the accepted practice by putting pea gravel around the tank with a concrete pad on top and bottom. The certification process for the BJs attendants is thorough. Mr. Dzwonczyk has gone to BJs anonymously

and was pleased to see that they do everything they are supposed to do. They get annual training and their certificates are renewed every year and kept on site. In his opinion, this station which is different from the standard one BJs normally uses, can function effectively and in compliance with the regulations. The whole thing is fenced in and locked when not in use. Because it's underground, they do not require additional or reduced set-backs, and propose to keep it at the required set-back of 25 feet from a habitable structure. The Chair called for questions from the board. Mr. Desnoyers asked if there were going to be two tanks or one. Mr. Dzwoncyk replied one. Mayor Pote, asked about the life expectancy of the tank. It's reliant on the rate of flow of the current; a corrosion engineer would have to calculate that. Twenty years is a typical life. Mayor Pote asked for safety clarification on the possible dispersion of gas underground. Mr. Dzwoncyk responded there isn't enough contiguous space underground where fuel air mixture can move through the ground. When we have everything backfilled you cannot easily have an explosive mixture of air and fuel. Mayor Pote asked, do the fixtures used to fill the tank change in any way? Mr. Dzwoncyk said, no it does not. The cabinet that the attendant interfaces with is the same it would be if the tank was above ground. Chairwoman Schaefer, then opened it up to the public for questions, seeing none, that portion was closed. Chairwoman Schaefer asked that the guardrail issue on the site report be addressed. Mr. Giunco called Mr. Steve Powers, Civil Engineer, to provide testimony. Since the application, changes were made to the plans and submitted to the board as well as the board's Engineer, Mr. Herits. Mr. Power's described the changes made to the original plans regarding the underground tank. New Plan dated 2/26/15: By moving to the underground tank, we were able to shrink the footprint of the concrete pad and bring in the bollards. Therefore, we do not require a variance in the loading zone creating enough space so that the propane truck can come around the corner and park perpendicular to the building. In reference to the guardrail, BJs will replace the mangled portion of the guardrail. We'd like to ask that the board accept keeping the existing mature trees. There are no other changes and all the other conditions remain the same except the variance request is modified for 69 feet where 100 feet is required rather than 61 feet where 100 required. Set-backs from the rear are an existing condition. Mr. Speeney asked for clarification on guiderail shown on the plan. Upon visiting the site, the guiderail doesn't go as far as what is shown on the plan. Mr. Powers replied we are not extending the guiderail, but keeping what's there. You are correct what is in the field is different than what is shown on the plan. Mr. Powers said the drawing needs to be corrected and we will revise the drawing. Mr. Linnus stated an actual 75 feet more or less depicted on the plan, when in actuality it's a 50 foot guiderail. Mr. Hartmann asked what the rail is guarding. Mr. Powers responded, the loading dock area. Mr. Desnoyers asked for clarification on the distance of the tank from the building. It is 69 feet from the side lot line on the East side, and 20 feet on the West side. Mr. Herits clarified the drawing shows 25.8 feet from the building. Code requires a minimum 25 feet. Chairwoman Schaefer opened it up to the public for questions, seeing none, that portion was closed. Mr. Dzwoncyk readdressed the board as he gave the wrong set-back for fire safety code and he would like to clarify his testimony. Twenty-five feet is correct for an above ground tank, but

requirement for an underground tank from a habitable structure or property line that can be built upon is 10 feet according to the NFPA table 6.3.1. No further questions from the board. Mr. Giunco asked for the Board's approval. Mayor Pote asked if there were cameras in the area. There are no cameras there, however BJs would be happy to put the cameras there to satisfy the board. The Chair seeks a motion to approve BJs minor site plan with bulk variance waivers and the following conditions: BJs will supply revised plans specifically to show the depiction of the guiderail, will replace damaged guiderail, use current mature plantings, a reduced variance for accessory location from 61 feet to 69 feet where 100 feet is required and will add a security camera(s) to cover the propane area. The motion was moved by Mr. Haveson, seconded by Mr. Ellis. The Chair called for a roll Mr. Boyd [Y], Mr. Desnoyers [Y], Mr. Ellis [Y], Mr. Haveson [Y], Mayor Pote [Y], Mr. Speeney [Y], Mr. Hartmann [Y], Chairwoman Schaefer [Y].

The Council has requested us to review the proposed amendment to Ordinance 28-106 "Prohibited Uses" by adding subsection F, which states "Pipelines that are Not Public Utilities that Distribute Services to End Users and are Unregulated by the State of New Jersey Board of Public Utilities are Prohibited within any Zone in the Borough to determine if it is consistent with our Master Plan. The Site Plan committee met and determined it is consistent with our Master Plan. The Chair made motion to report back to the Mayor and Council that the proposed subsection F be added as it is consistent with the Master Plan, moved by Mr. Speeney, seconded by Councilwoman Joren and carried on a voice vote. Meeting adjourned at 8:45p.m.

Respectfully Submitted,



Maryann Amiano
Planning Board Clerk