

REGULAR MEETING

Lebanon Township Planning Board
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

June 5, 2018

The 914th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:03 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Duckworth, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, Mayor Schmidt, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan & Engineer Risse.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 16, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on May 29, 2018.

PRESENTATION OF MINUTES: April 3, 2018 Regular Minutes

Motion by Mr. Rich and seconded by Ms. Koehler to approve the minutes as presented. Unanimously approved.

COMPLETENESS & WAIVERS:

Aqua New Jersey Block #38 Lot #55
Distribution System Well #2 Pine Ridge Road R1½
(Enclosed is Engr. Risse's Report)

Engineer Andrew Holt was present to discuss Completeness and Waivers. At this time Engineer Risse reviewed for the board his report on Aqua NJ. The project involves upgrading and modernizing the existing well site for public water. Engineer Risse went over the following waivers being requested by the applicant: **Items 13 & 14**-estimate of site improvement on the preliminary plans, for completeness only and 14-on approved preliminary plans, **Item 19**-deed description-metes & bounds, for completeness only, **Item 45**-Environmental Inventory Plan – NJDEP has approved the application, request reasonable, **Item 48**-parking requirements, adequate space has been provided-reasonable request, **Item 56**-Public Utility (will serve) letter, for completeness-reasonable request, **Item 71**-As built drawings-for completeness only-provide as Condition of Approval. Chairman MacQueen asked if the board had any questions. Ms. Koehler asked about **Item 51 a,b,c**. Engineer Risse said that Item 51 pertains to the I5 zone under Site Plan. Mr. Duckworth referred to **Item 16**-Surface Water Management Plan. Since they are increasing the impervious coverage and with the Little Brook stream on the property wouldn't a plan be warranted. Engineer Risse said no because it is below the threshold of a minor development. At the conclusion of the board's discussion, motion by Mr. Duckworth and second by Ms. Bleck to deem application complete, grant the waivers.

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ROLL CALL **Yes:** Ms. Koehler Mr. MacQueen **Abstain:** Mr. Gerlich
 Mr. Duckworth Ms. Bleck Mr. Skidmore
 Mr. Schmidt Mr. Weiler
 Mr. Piasecki Mayor Schmidt
 Mr. Rich

NEW BUSINESS:

Aqua New Jersey	Block #38	Lot #55
10 Black Forest Road	Pine Ridge Road	R1½
Hamilton, N. J. 08691	Distribution System Well #2	

PUBLIC HEARING Conditional Use & Site Plan

Attorney Mark Peck made a presentation to the board. Attorney Gallina announced that all the notices are in order and the board can proceed with the hearing. The following items were marked into evidence: **A1**-Taxes Paid, **A2**-Affadavit of Proof of Service, **A3**-List of Certified Property Owners & Utilities, **A4**-Notice of hearing to Property Owners & Utilities, **A5**-POD Slips & **A6**-Notice in Hunterdon Review.

Michael McAloon was sworn in to give testimony on behalf of Aqua NJ. Engineer McAloon stated the property consists of 1.5 acres in the R1 ½ Zone on Pine Ridge Road. The following was marked into evidence: **A7**-Preliminary & Final Site Plan prepare by Engineer Andrew Holt dated April 4, 2018 for Aqua NJ Well #2. Engineer McAloon informed the board that Aqua NJ is looking to upgrade and modernize the existing public water supply well. The existing building is 170 square feet and they would like to replace it with a 1,235 square foot building. The property in question would house an essential service building, but it is not in use at this time. Engineer McAloon said that the applicant plans on installing a treatment system to bring the water to an acceptable quality. The existing water tank is 37' in diameter and 32' in height. The proposed new building will contain filters and storage tanks and will be a prefabricated metal building 1,235 sq. feet. The well pumps up to 200 gallons per minute.

Engineer McAloon noted that the Little Brook Stream is located on the site. Engineer McAloon stated that once the new building is up then repairs to the existing water tank will be done. Also, maintenance to the site will take place on a weekly basis to measure chemical levels. Engineer McAloon informed the board that the doors to the building will be locked and will be equipped with security alarms. Engineer McAloon referred to Sheet #5 of the Site Plan which shows the emergency generator pad and where the generator will be installed and would be run about once every 6 months. Regarding the lighting, Engineer McAloon said that they would have mounted lighting at the access entry doors on the building.

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The lighting will have no impact on the neighboring properties. Since the impervious coverage was being increased, the applicant agreed to a stormwater management plan which would be prepared and submitted. Engineer McAloon stated that the access to the site is by way of a private road which is maintained by an owner association. Aqua NJ will become a member of the association.

Engineer Risse informed the applicant that the name of the association is Little Brook Lane Association noting that the private road was approved as part of a prior subdivision and has adequate access for police and firefighting equipment. Engineer McAloon referred to the interior layout of the new building shown on page 15 which shows where the chemicals are contained. Sheet 7 shows the landscape and lighting plan per Engineer McAloon. At the conclusion of Engineer McAloon's testimony, Chairman MacQueen asked if the board or board professionals had any questions. Chairman MacQueen asked about the lighting and asked if there were lighting on the building now. The answer was no. Chairman MacQueen wanted to know if there would be a timer on the lighting for nighttime. Engineer McAloon said yes. Also, Chairman MacQueen asked about the propane generator and that it was only being run every 6 months. Engineer McAloon said yes once every 6 months is all that is needed and it is only a 60 kw. It is not a big generator. Ms. Koehler said it stated in the letter that the building was going to be 1004 square feet and then it went up to 1,235 square feet. Engineer McAloon said when they were putting this plan together they realized they would need more space. Ms. Koehler than asked about the electrical pole they were removing and wanted to know if it is being replaced and does it affect other properties. Engineer McAloon referred to sheet 3 stating they are coordinating with the utility company to have electricity to the building and having the pole relocated.

Mr. Duckworth said that water temperatures are one of the biggest risks to our streams and rivers because fish love cold water and they are changing a lot of the gravel on site to blacktop which carries heat during the summer and wanting to know where the water runoff would go. Engineer McAloon said they would consider some stormwater management and purposed a drywell to facilitate the recharge into the ground, opposed to runoff into the stream. Mr. Duckworth referred to the sludge and asked how often the trucks would be on site to take the sludge away. Engineer McAloon stated depending on how often they would be running the well, it would be once every 2 or 3 weeks. Mr. Schmidt asked how they would be disposing of the sludge. Engineer McAloon said they use sludge trucks and with the disposing of the sludge it is done through a sand filter usually about every two weeks. Mr. Duckworth asked about the amount of water that would be used in this process and also expressed concern with the chemicals used regarding any spills. Engineer McAloon explained the process regarding the chemicals and precautions that are used. Engineer McAloon said the chemicals used are in liquid form. Mr. Schmidt asked if the water will be chlorinated. Engineer McAloon said yes. Mr. Schmidt asked how big is the holding tank for the chlorine and how long it would take to use the 150 gallons. Engineer McAloon said 150 gallons and it would take about 6-8 weeks to use up the 150 gallons. Engineer McAloon stated this is the largest well as far as volume and the intention is to make this location the work horse. Mr. Piasecki asked about the trucks and how often would they be entering the site. Engineer McAloon said a pickup truck and the tanker truck approximately every 4-6 weeks.

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Mr. Rich asked what is the height of the tank. Planner Bolan said on the plans it shows the tank to be 32' in height. Mr. Rich questioned having a light on at night. It was suggested to have a motion detector instead. Chairman MacQueen asked what type of building would be built. Engineer McAloon said a prefab metal building. Mr. Weiler asked how many gallons per minute. Engineer McAloon said 200 gallons per minute. Mayor Schmidt said he understands that a large number of trucks will be going in and out of the site. Engineer McAloon said yes. Mayor Schmidt was concerned if the road met the standards for a private road and also asked if they were members of the Road Maintenance Association for that private road. Mayor Schmidt said his concern was whether the road would be able to handle those big tri-axes using that private road a couple of times per month. Attorney Gallina said that the road would have to be accessible for police and fire-fighting equipment since it is a private road. The board discussed this issue at length.

The board continued with their questions regarding noticing the Fire Department and placing placard signs regarding the chemicals for the Fire Department, landscaping plans, lighting and security. At the conclusion of the board's discussion, Chairman MacQueen opened the hearing to the public for questions there were none. When opened for statements and comments there were none. Chairman MacQueen had Attorney Peck give his summation at this time. Attorney Peck went through the Conditional Use standards stating that they have met all the conditions stated that they met the Conditional Use standards. Also, mentioned the existing non-conformities of the site which are pre-existing and that they are not intensifying the non-conformities. At the conclusion of Attorney Peck's summation, Chairman MacQueen asked for comments of our professionals.

Engineer Risse said he did a site inspection and it is a well put together set of plans and that it is a big improvement from what is on site now you would not know that anything was there and stated he has no problem with the application. Planner Bolan said that Attorney Peck summed it up very well. The essential service building is what has to meet the Conditional Use standards and the applicant has done that. The use is an Essential Service which is a permitted use. The some of the conditions that have to be met are the lot size, setbacks for the building and buffering for the building from the adjoining properties. The main conditions have been met. Planner Bolan said the building will be 26' in height and with the landscape plan the applicant is proposing and the buffering from the wetlands it should provide for adequate buffering. At the conclusion of Engineer Risse and Planner Bolan's testimony, Chairman MacQueen asked for a motion to close the public portion of the hearing. Motion by Ms. Bleck and seconded by Mr. Duckworth to close the public portion of the hearing. Unanimously approved.

The board deliberated at this time. At the conclusion of the board's deliberations, motion by Ms. Bleck and seconded by Ms. Koehler to grant the Conditional Use, Preliminary & Final Site Plan with the following conditions:

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- a. Approval from all outside agencies having jurisdiction.
- b. Applicant to be current with all fees and escrows connected to this application.
- c. The improvements to the site will be constructed in accordance with the Site Plan prepared by Andrew Holt, Engr. dated April 4, 2018 and as amended. An amended Site Plan will be submitted incorporating the revisions as discussed and required by the board and agreed to be the Applicant and an "as built" plan submitted after completion of the improvements.
- d. The Applicant will submit a Stormwater Management Plan for review and approval by the Board Engineer. The plan will be based on a drywell concept or underground chamber concept.
- e. The building mounted security lighting will be shielded. Pursuant to Ordinance 400-43.I. a night-time lighting test/inspection will be completed prior to the issuance of any Certificate of Occupancy and the board shall retain jurisdiction for one year from the date of issuance of the Certificate of Occupancy.

ROLL CALL	Yes:	Ms. Koehler	Mr. MacQueen	Abstain: Mr. Gerlich
		Mr. Duckworth	Ms. Bleck	Mr. Skidmore
		Mr. Schmidt	Mr. Weiler	
		Mr. Piasecki	Mayor Schmidt	
		Mr. Rich		

Attorney Gallina will prepare the Resolution to be on the Agenda of July 17, 2018.

ITEMS FOR DISCUSSION:

- a. **Board of Adjustment Annual Report 2017** – Planner Bolan

Planner Bolan reviewed for the board the Annual Report prepared by the Board of Adjustment. Ms. Glashoff will give Karen a copy for the Township Committee for their meeting on June 20, 2018.

- b. **Update on Affordable Housing & Fair Share Plan** – Planner Bolan had nothing to report at this time.

- c. **Webinar** – On NJDEP Website "Asking the Right Questions in Stormwater Review Training Tool" for **Board Members & Governing Bodies**. Since we are a Tier B municipality it is not mandatory for you to take the webinar, but it is very educational and I recommend it, I took it. I will have more info at the meeting for you.

Engineer Risse explained to the board by taking this webinar the Township we can get up 10 credits and explained the procedure. Ms. Glashoff said that for those who want to take the webinar, the forms to file out are on the table for them.

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PRESENTATION OF BILLS & REPORT:

- | | |
|-----------------------|-------------------|
| a. John Gallina, Esq. | \$ 375.00 |
| b. Michael Bolan, PP | \$ 932.00 |
| c. Bayer/Risse Engr. | \$1,105.00 |
| Total: | \$2,412.00 |

Mr. Gerlich said he reviewed the bills and recommends payment. Motion by Mr. Rich and seconded by Mr. Piasecki to approve the bills as presented. Unanimously approved.

CORRESPONDENCE:

- a. NJPO Newsletter – March/April 2018
- b. H.C. Planning Board Ltr – No impact on County Facilities – Aqua N.J.
- c. Articles from Governing re: Affordable housing shortage under new tax law
Fair Share turns 50, Landmark Law faces Uncertain Future

Chairman MacQueen said he got a phone call from Darryl Schmidt regarding a property on Musconetcong River Road that was for sale. After his conversation with Darryl he called the Mayor regarding the property. Mayor Schmidt explained to the board what has transpired. Mayor Schmidt informed the board that Deputy Mayor McKee is the liaison for COAH. Mr. McKee spoke with the owner, the property is for-sale and there are 8 apartment units on the property. Mayor Schmidt said a letter has been prepared and that Mr. McKee was going to meet with the owner and let him know what the options are regarding affordable housing. Mayor Schmidt turned the discussion over the Planner Bolan. Planner Bolan explained to the board if we can work something out with the owner, it will provide us with some credits on our affordable housing obligation.

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Schmidt to adjourn the meeting at 8:30 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK

