

A meeting of the Shamong Township Joint Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by Jim Sweet, Chairman, at approximately 7:00 P.M.

The Secretary stated that in accordance with the Open Public Meetings Law, notice of this meeting had been published in The Burlington County Times, and posted accordingly.

Pledge of allegiance was recited.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Michael Cooney	P	Richard Orrechio	A
Dave Diamond, Alt	P	Bonnie Schneider-Alt	P
Joseph Gigantiello	A	James Sweet	P
Timothy Gimbel	A	Kathleen Wigley	A
Gene Lera	P (arrived 7:23)	Barbara Valenzano	P

Also present were Peter Lange, Esq., Solicitor, and Dante Guzzi, Engineer.

On motion of Mrs. Valenzano and seconded by Chairman Sweet, it was moved that the minutes of the October 17, 2017 regular meeting be approved as submitted with all members present voting yes with the exception of Mr. Diamond who abstained.

Resolutions: None

Applications:

Chairman Sweet introduced the application on Block 7, Lot 21.06 (449 Oakshade Road-Tower North @ Opici Wine) seeking a use variance and site plan review to construct a wireless communication. Mr. Warren Stillwell, appearing on behalf of the co-applicants (Center Line Communications LLC and Verizon Wireless) advised the Chairman they have just been made aware of some issues they feel could not be adequately addressed; therefore they would like to carry the application to the next meeting in January 2018. The Chairman advised that since notice was already given regarding the December 19, 2017 application notice, he announced to any public present that should the “motion to carry” be approved, this application would be reviewed at the January 16, 2018 meeting at 7:00 pm without additional notice.

There being no further questions or comments, **on motion by Chairman Sweet, seconded by Mr. Diamond, the Board approved to carry the application over to the January 16, 2018 meeting with all Board Members present voting yes.**

Mr. Stillwell then advised the public he would be in the hallway if they had any questions regarding the application. Mr. Lange, the Solicitor, then reminded the public that the application would now be heard at the January 16, 2018 meeting @ 7:00 pm.

Chairman Sweet introduced the application on Block 7, Lot 21.02 (295 Indian Mills Road-Shamong Township BOE – IMMS) for submission of waiver and site plan waiver for approval to install a generator. Mr. Lange, the Solicitor, stated the school would like to replace an emergency back-up generator and pour a concrete pad. Mr. Lange advised a site plan was provided, as well as requesting and submitting a site plan waiver. Mr. Lange stated the statute requires the plans be provided to the Board for comments and review as it concerns capital improvements to the school. Mr. Lange stated this was a courtesy review, not an approval process at this meeting. Mrs. Onorato, the Secretary, confirmed the proof of advertising and proper notification was made to the parties included on the 200 foot list.

Mr. Lange then invited the representatives of the school to come forward, at which time Mr. Todd Hall, the Facilities Manager and Mr. George Duthie, the Architect representing the school, were introduced and sworn in by Mr. Lange.

Mr. Duthie stated the nature of the project is to install a second diesel fueled generator (100 kW) adjacent to the existing generator at the Indian Mills Middle School (IMMS). Mr. Duthie stated the primary purpose of this second generator is to support emergency functions of the school district in the event of an extended power outage (functions not currently supported by the existing generator).

Mr. Guzzi, the Engineer, stated one of the considerations for the Board was the location of the generator (based on the plans submitted) which would be at the back of the site and his concern regarding the potential noise impact to neighboring properties. Mr. Guzzi then requested information on how the noise would be addressed and how the timing/exercise schedule would be addressed. Mr. Duthie advised there is a sound enclosure on the generator and the manufacturing noise rating is 69 decibels at 23 feet. Mr. Duthie stated the nearest property line is approximately 575 feet away from the site location therefore below the noise statutes of the DEP (Department of Environmental Protection). Mr. Hall, the Facilities Manager, stated the exercise schedule would be on Saturday mornings between 7:00-7:30 am. Mr. Cooney asked if a vegetation buffer was an option. Mr. Duthie stated this option could be looked into, but advised the site location was in the back of the school adjacent to the electric service, therefore any plantings would need consideration due to existing utility lines. When questioned, Mr. Duthie confirmed the fence surrounding the site would be an open chain-linked fence. Mr. Duthie also confirmed the project site was at the Middle School (not the elementary school as noted on the proposed plan). Mr. Hall confirmed, to his knowledge, no complaints have been received on the existing generator in the eighteen years he has been employed and the exercising schedule of the two generators would be staggered. Mr. Cooney questioned if the exercise timing disrupted any school activities and Mr. Hall advised that events generally do not begin until 8:00 am. Mr. Hall confirmed the new generator will assist by providing power needed to back-up computers/servers and additionally power Township shelters (charging phones, etc.).

Mr. Diamond inquired about the status of the new well. Mr. Hall stated the project was not completed and advised the new well (tank) will run off the existing generator along with the existing well. Mr. Hall confirmed they were just replacing the tank; the existing well and header are still being used. Lastly, Mr. Duthie confirmed the noise level should not exceed the limits even with both generators running at the same time.

Mr. Lera joined the meeting at 7:23 pm.

Chairman Sweet then opened the meeting to the public for comments at which time Chris Smith (15 Rutland Court) stated his only concern was the location. Mr. Hall confirmed the new generator would be approximately four feet from the existing generator at the back of the school building and reviewed the location on the plans with those present. Mr. Smith thanked the Board.

Mrs. Onorato stated that the Township does not have a noise ordinance, but instead follows the County and State ordinance.

There being no further questions or comments, **on motion by Chairman Sweet, seconded by Mr. Cooney, the Board approved the application on Block 7, Lot 21.02 (295 Indian Mills Road-Shamong Township BOE – IMMS) to grant the site plan waiver for approval to install a generator (with the condition of staggered times to run the generators on weekly tests) with all Board Members present voting yes.**

Chairman Sweet introduced the proposed January 2018 meeting schedule; there being no questions or comments, **on motion by Mr. Schneider, seconded by Mr. Diamond it was moved to approve the January 2018 meeting schedule with all Board Members present voting yes.**

Correspondence:

Mrs. Onorato stated the NJ Planner for September/October was included in the meeting packets tonight.

Mr. Sweet opened the meeting to the public at which time Mr. Brian Stahre (25 Lane of Acres), a member of Crossroads Community Church, advised they were still looking into possibly having a cell tower on their property and will keep the Board advised during the process. Mr. Lange advised an application is needed and further commented if the tower that was the subject of tonight's application (Block 7, Lot 21.02) was approved, it will preclude Crossroads from getting a cell tower on their property. Mr. Frank DiGinova, the cell tower vendor/developer for Crossroads, advised the Board he has been working in this area for eighteen (18) months. Mr. DiGinova stated it is difficult bringing an application before the Board without an "anchor tenant" (i.e. T-Mobile, Verizon, etc.), but they were targeting T-Mobile first. Mr. DiGinova advised T-Mobile has shown interest in his proposed location. Although interest is not enough to make application at this time, Mr. DiGinova wanted the Board to be aware there is a viable alternative with the Crossroads location. Mr. DiGinova additionally mentioned the Township ordinance states if two (2) properties are available, the property with the least visually obtrusive location should be chosen.

Chairman Sweet asked if there were any additional questions or comments, at which time Shaun Rowe (454 Oak Shade Road) advised his disappointment at having to take an additional night off from work to attend another meeting regarding a cell tower site plan. Mr. Rowe additionally voiced his concern regarding the potential health hazards of a cell tower and the fact that it will be an eyesore.

As there were no further questions or comments from the public, Chairman Sweet closed the meeting to the public.

There being no further comments, **on motion by Mr. Schnieder, seconded by Mrs. Valenzano, the meeting was adjourned at approximately 7:40 pm with all members present voting in favor.**

Attested by:

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board