

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
May 20, 2014

- Meeting called to order 7:00pm by David McHenry. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
 - Members in Attendance: Dale Archer, Stephen Bottiglieri, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski, Patrick Montgomery and Professionals: Dale Taylor- Solicitor, Leah Furey-Bruder-Planner, Jim McKelvie-Engineer
 - Members Absent: William Crothers, Stacy Mitchell, John Wurtenberg, John Lucian
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Open to the public—no one coming forward

Minutes of the April 15, 2014 Meeting

- By motion of Dale Archer, seconded by Dave Macken--the minutes be approved as presented. Roll call vote unanimous.

Resolution (William & Megan Bumbernick) (2014-9(Z))

- By motion of Dale Archer, seconded by Patrick Montgomery—the resolution be approved as presented. Roll call vote unanimous, with Antoinette Grdinich not voting due to conflict of interest.

Items for Action

- **Interstate Aerials, LLC (App. 2014-6)**
Block 219, Lot 3.04 (B-1 Interstate Business)
Site Plan Amendment
Representatives: William Ziegler, Esq., and Matthew Lange-Manager of Knight Owl Holdings were sworn in.

In 2012 the applicant received minor site plan approval with variances to improve and utilize the existing buildings and site improvements for an aerial construction equipment rental facility. The applicant proposes to construct an 800 square foot enclosed vehicle equipment wash bay to wash equipment and vehicles indoors in a controlled

environment where the wastewater may be properly collected and treated, and ensures compliance with NJDEP regulations.

Dale Archer made a motion to approve submission and deem the application complete. Dave Macken made the second. The motion was carried with seven yes votes: Dale Archer, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski, Patrick Montgomery. Stephen Bottiglieri was not present to vote for this application.

Open to the public—no one coming forward

Dave Macken made a motion to grant approval for site plan amendment. Dale Archer made the second. The motion was carried with seven yes votes: Dale Archer, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski, Patrick Montgomery. Stephen Bottiglieri was not present to vote for this application.

- **Meyer, Michael (App. 2014-7)**
Block 103.03, Lot 9 (RRC-Rural Residential Cluster)
Bulk “C” Variance

Representatives: Robert Messick, Esq., and Michael Meyer-owner were sworn in.

The applicant is requesting variance relief to permit the construction of an in-ground swimming pool and 5 foot high fence in the front yard of a corner lot; requires variance approval because the lot has two front yards.

Dale Archer made a motion to deem the application complete with waivers. Stephen Bottiglieri made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski. Patrick Montgomery’s vote was not needed.

Open to the public—no one coming forward

Antoinette Grdinich made a motion to grant approval for bulk “C” variance. Dave Macken made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski. Patrick Montgomery’s vote was not needed.

▪ **Calpine NJ Generation, LLC (App. 2014-8)**

Block 204, Lot 12 (B-2 Interstate Business)

Height Variance (D2 & D6) w/Site Plan Waiver

Representatives: Enid Hyberg, Esq., Matthew Baldini-PE, Joseph Miller-PE, Randall Scheule-PP, and James Klickovich-Environmental Services were sworn in.

The applicant proposes to install a 105 foot tall emissions stack at the existing electric generating facility located at 176 Harmony Road. The site is developed with the Mickleton Generating Station, which includes buildings, generating facilities, towers, overhead wires and other equipment. In 1989 Atlantic City Electric Company obtained a use variance and site plan approval for the facility. The applicant also states the site has been used for energy generation and transmission since 1974.

Dale Archer made a motion to deem the application complete with waivers. Dave Macken made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Dave Macken, David McHenry, Wilfredo Rojas, Antoinette Grdinich, Michael Skowronski. Patrick Montgomery's vote was not needed.

Open to the public—with the following people coming forward

-Vincent P. Gattuso @ 190 Harmony Road

(Q)-Concerned with ammonia on site; potential for fire or explosion

(A)-Contained in steel tank; 19% ammonia & balance of water (not flammable)

(Q)-Any odor

(A)-2 ppm

-Jason Burd @ 196 Harmony Road

(Q)-Any health hazard of ONX

(A)-Improves ozone & less respiratory distress; NJ has increased controls to improve air quality

*States he has lived there 12 years & breathing bad air, so he will move

-Paul McCullough @ 202 Harmony Road

(Q)-Is ammonia manned

(A)-Yes

(Q)-Capacity

(A)-2,200 lbs

(Q)-Are there alarms & how long to respond

(A)-Alarms will bring someone to facility within 30 minutes

(Q)-Fogging system for tank

(A)-Not required because of concentration

(Q)-Piping

(A)-Stainless steel

*Any problems-system will shut down by tripping; will comply with DEP & EPA

Dale Archer made a motion to grant approval for variance. Michael Skowronski made the second. The motion was carried with six yes votes: Dale Archer, Stephen Bottiglieri, Dave Macken, David McHenry, Antoinette Grdinich, Michael Skowronski. Wilfredo Rojas abstained and Patrick Montgomery's vote was not needed.

A full record of the hearing was recorded, and will be further set forth in the resolution adopted by the Board regarding the same.

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- Meeting adjourned at 9:00 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning Secretary