

Approved
10/3/13
V. Laf

*Township of Little Falls
County of Passaic
New Jersey*

Tel: (973) 256-0170

Municipal Building
225 Main Street
Little Falls, New Jersey

**LITTLE FALLS PLANNING BOARD
MINUTES OF REGULAR MEETING OF**

September 5, 2013

Members Present: R. Grecco
M. Fojut
J. Strothers
W. Kohlman
W. Kilpatrick
W. Van Houten
E. Bennett (2nd Alt.)
J. Reilly (3rd Alt.)

Also Present: James Bryce, Esq.
D. Lindsay
V. Laky
J. Macones

Members Absent: C. Gaita
L. Dearani (1st Alt.)
J. Switzer (4th Alt.)

The meeting was called to order at 7:30 p.m. by the Chairman stating at least 48 hours advance notice of this meeting was given to The Herald & News, placed on the bulletin board in the Municipal Building, and filed with the Township Clerk.

The Chairman stated that the Toyota Universe application was not going to be heard this evening.

PSE&G – Great Notch Substation – Notch Road. Submitted revised plans for upgrade of sub station. Site plan with variances for approval.

Glenn Keans, Esq., attorney for the applicant came forward to state that the applicant is proposing an unmanned electrical substation and expanding the substation which has frontage on the Route 46 East bound ramp extension from Notch Road in an effort to modernize the equipment. He stated that the useful life of the existing equipment (which was built in the 50's) is between 30 – 40 years.

Sal Bordanaro, Project Manager, stated that they are proposing two (2) new transformers and the new building will house GIS (Gas Insulated Switchgear) equipment having isolated walls for safety from any gas leakage (which gas was described as sulfur hexafluoride) a typical gas in this use. He stated that the outside of the building is metal in earth tone colors (not fire resistant). He proposed a piece of the outside equipment material and marked it as Exhibit "A-1". He also stated that a new fence is proposed and entered a piece of the non-metallic fence as Exhibit "A-2", and said that once a week maintenance is all that

is needed. No new signs will be proposed at the site. All emergency services will be provided with a copy of the plans. He stated that the NJDOT will have to approve their work until the transformers are done, and will be at the site inspecting that process. He said that construction of this substation will take up to one (1) year to complete.

Tim Lorie, Planner/Engineer for the applicant, came forward to state that the applicant proposes two (2) principal buildings on this site; the existing structure and the new GIS structure (Use Variance required). He stated that the applicant is proposing an 8ft. high fence around the site (whereas 6ft. is the height requirement) a variance is needed. He stated that one parking space is needed for this unmanned utility structure, and one space was calculated into the plan with parking on Notch Road for access to the site. He stated that shrubbery will be placed along the frontage of the building. He stated that low impact lighting was proposed, and that no direct, or sky-reflected glare will be visible at the lot line or beyond. He also stated that the sound analysis will be at code, and because of the insulated walls, any sound will be buffered as well. He said that there will not be any storage of materials or chemicals at the site to cause any hazard by reason of fire or an explosion. He also stated that should there be any easements from the county, they will provide the Board with that information.

Bharti J. Jan, Sound Specialist for the applicant, came forward to state that he did a study measuring the noise levels and compared it to the existing New Jersey Code. He calculated that there will be no humming, intermittent noise or noise with any noticeable shrillness of a volume of more than 50 decibels, measured at zoning lot lines which is in compliance with state and local regulations. He stated that noise levels at that amount are very low.

This portion of the meeting was opened to the public. Bob Haley, 48 Notch Road, came forward and wanted to know, can the construction of this project have any additional risk to either of the properties adjacent to this site. He wanted to know, if any of his landscaping gets damaged, will they offer to replace it? No others coming forward, this portion of the meeting was closed to the public.

Mr. Kilpatrick motioned, seconded by Mr. Grecco to approve the application as presented all in subject to Dennis Lindsay's Report.

Poll of the Board: Ayes: Grecco, Fojut, Strothers, Kilpatrick, Kohlman, Bennett, Van Houten
Nays: None

The Chairman declared the application Approved.

Old Business: Joe Macones to check the new sign at the Library. It is supposed to be turned off at 9:00pm, with one (1) message running per week.

New Business:

Approval of the Minutes: for July 11, 2013.

Mr. Kilpatrick motioned, seconded by Mr. Grecco, to approve the Minutes of the July 11, 2013 meeting.

Poll of the Board: Ayes: Grecco, Kilpatrick, Fojut, Kohlman, Strothers, Van Houten
Nays: None

The Chairman declared the Minutes Approved.

Approval of the Bills: As presented.

Mr. Kilpatrick motioned, seconded by Mr. Grecco to approve the bills as presented.

