

**Washington Township Planning Board
MARCH 28, 2012**

Chairman Leavens called the regular meeting of March 28, 2012 of the Washington Township Planning Board to order at 7:30 p.m.

MEMBERS PRESENT

CLASS IV: William Leavens, Eric Trevena, Lou Mont, Charles DiSalvo,
Mark Bauerlein
ALTERNATES: Sam Akin
CLASS I: -
CLASS II: -
CLASS III: -
ABSENT: Kathleen McGroarty, Howard Popper, Dave Kennedy, Ken
Short, Roger Read
OTHERS PRESENT: Engineer Hall, Attorney Buzak, Planner Banisch,
Clerk Margoese

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 19, 2012 and posted on the Bulletin Board on the same date. Notices were mailed as per requests.

MINUTES

1. Minutes from the March 12, 2012 (Regular Session)
It was announced that there were not enough members in attendance to vote on either sets of minutes. Approval of the minutes was tabled until the next board meeting.

RESOLUTIONS

None

The meeting was opened to the public for items not on the agenda. closed to the public.

None

PUBLIC HEARING/APPLICATIONS -

1. Washington Township Municipal Utility Authority – Nearest Block 26, Lot 6 –

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Grove Street and West Maple Avenue – R-20 Zone - Capital Improvements Project
Courtesy Review for proposed Water Booster Pump Station
Representatives present: Michael Pucilowski, David Egarian, P.E.,
James Gregory, Esq.

Mr. Akin recused himself from hearing this application discussion due to a conflict of interest (he is a member of the WTMUA board). Mr. Popper was available for this meeting but he also would have had to recuse himself because he is a WTMUA board member.

Mr. Michael Pucilowski introduced himself as the executive director of the Washington Township Municipal Utilities Authority. He introduced the WTMUA attorney as Mr. James Gregory and the WTMUA engineer as Mr. David Egarian. Mr. Pucilowski stated that the proposed project is a municipal capital improvement project for Washington Township. He said that the WTMUA is proposing to build a water booster station at the intersection of West Maple Avenue and Grove Street. He stated that the water booster station will serve nine homes that are currently experiencing water pressure problems. Mr. Pucilowski stated that because of the location of the booster station he had met with the Historic Preservation Commission's president Eileen Stokes about the proposed project. Mr. Pucilowski noted that the walls of the proposed building are to be a modified natural rock and that the roof shingles will have a traditional look. Mr. Pucilowski informed the board that fourteen notices were sent out to neighboring property owners and that he had met with five of the neighbors personally.

Mr. Pucilowski addressed the lighting for the building, stating that motion detector lighting is being proposed. He stated that the exhaust fan for the building will exit the back of the building and that a natural gas generator will be used. He noted that a back-up emergency generator will also be installed. Mr. Pucilowski stated that no chemical storage or treatment will occur at this location.

Mr. Pucilowski stated that the water main booster will benefit public welfare and safety. He addressed the landscaping around the pump station stating that Colorado and blue spruce are proposed for the site along with some arborvitae shrubs. Mr. Pucilowski stated that he has been in touch with the Department of Public Works and that they have asked that some slight modifications be made to the plans to allow for an area where snow is usually dumped and an area for the DPW dump trucks to back-up. Mr. Pucilowski stated that the WTMUA has received NJDEP approval for the project as well as a Highlands exemption for the site. He said that they have a license agreement with the Township of Washington and with the County of Morris.

Project Engineer David Egarian introduced himself. He stated that he is a professional engineer whose office is located at 2 Sylvan Way in Parsippany, NJ. Mr. Egarian referred to sheet #2 of the submitted drawings which show the location and details of the proposed pump station along with the proposed stone wall. He stated that the purpose of this pump station is to replace the Camp Washington Reservoir which currently services nine homes. He stated that the booster pump station will draw from an 8" water main and then boost the water to serve the nine homes. Mr. Egarian stated that the pump station building will be made of concrete block with a 2" decorative stone façade. He said that the shingles are to be colored a rustic redwood and slate and the trim is to be a dark brown. Mr. Egarian stated that two pumps will be used to boost the water and that a meter will be located behind the station. He said the 20 Kilowatt natural gas generator will be exercised every two weeks and that the noise level for the pump will be around 69 decibels. Mr. Egarian stated that two lights will be placed above the doors and one on the eastern face of the building. He said that the lights above the

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door will motion sensor lights and the light on the back of the building will be operated with a manual switch. Mr. Egarian said that run-off from the site will be controlled with a boulder wall and a swale. Mr. Egarian stated that the proposed construction time is to be about four to six months.

Engineer Hall stated that the 30 ft. by 50 ft. temporary construction easement appears to be a bit excessive. He said that the area is heavily wooded and that he hopes that only half of the limit of disturbance west of the building will be used. Mr. Hall stated that the pump station is being built right on the property line and that he would prefer that the building be built at least 1 or 2 feet away from the property line. Engineer Hall stated that 3000 sq. feet of disturbance is proposed in the steep slopes area off of Grove Street and because of that he is recommending that the WTMUA use a super silt fence, stone tracking pads and diversion berms for the site.

Planner Banisch asked about the pump station heater. Mr. Egarian stated that the heater will be run by natural gas. He stated that the 3 foot wide gate for the pump station compound may not be wide enough when the generator is replaced. Mr. Banisch stated that the exhaust muffler be pointed away from the homes in the area of the site. He asked that the motion sensor not detect outside of 10 to 15 feet from the building so that the light does not go off all of the time. Mr. Pucilowski stated that they will look at this situation and that if a motion detector is used it will go off as close as possible to the building. Mr. Banisch asked about the hydrant shown on the plans. Mr. Egarian stated that the hydrant will be used for blow-off and not be used for fire service. Mr. Egarian stated that the system is all automatic and that it will maintain the pressure as the system needs.

Mr. Banisch noted that the Green Giant Arborvitae is recommended as it is more deer resistant. He stated that holly is recommended as well. Mr. Banisch stated that the house to the southeast of the property has the most direct view and that it should probably get more landscaping to help screen it from the site.

Mr. Bauerlein asked about the noise levels of the interior pumps. Mr. Egarian stated that the proposed pump runs at a low hum and that it is a 3 horsepower pump which will run inside of the building with the door closed. He said that the vent will be in the back of the building. Mr. Banisch recommended that a noise test be done after installation and that baffling could be installed if needed.

Mr. Di Salvo asked about the proposed fence, stating that the plan shows an 8 ft. high plastic coated chain link fence. Mr. Banisch asked if a 6 foot high fence could be used. Mr. Egarian stated that the 8 foot high fence would be more difficult to climb. Mr. Pucilowski stated that using the smaller chain link will also be a deterrent.

Mr. Di Salvo noted that Engineer Hall had stated that the limits of disturbance be reduced and asked if that will be possible. Mr. Pucilowski stated that they have no problem with reducing the width of the construction easement and that they will try to comply with Engineer Hall's recommendations. Mr. Di Salvo recommended that the Historic Preservation Commission issue a certificate of appropriateness for the proposed building as it is going to be located in the historic district. Mr. Pucilowski stated that the board can make that a condition that the Historic Preservation Commission comment on this proposal.

Mr. Mont asked about the color of the proposed doors. Mr. Pucilowski stated that the doors will blend in with the proposed stone walls. Mr. Mont asked who will be

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responsible for lawn maintenance. Mr. Pucilowski stated that the WTMUA will be responsible for lawn maintenance on the site.

Mr. Trevena asked about the size of the pump. Mr. Egarian stated that the pump will be 2 foot by 3 foot and the entire pump station building will be 11 foot by 11 foot. Mr. Trevena asked they could use a buried vault for the site. Mr. Egarian stated that it is not recommended for this use. Mr. Trevena recommended that a gabled roof could be used for the building.

Chairman Leavens stated that the zero setback issue should be addressed. He asked what homes will be serviced by the pump station. Mr. Egarian stated one home is located at 14 West Maple Avenue and the rest are on Schooley's Mountain Road. Chairman Leavens noted that the building height of 13 feet seemed excessive and that he agrees with Mr. Trevena that a gabled roof be used. Mr. Leavens said that he thought the construction time of four to six months seemed long. Mr. Pucilowski stated that the building construction should take three months and the interior of the building will take a longer period of time.

Mr. Banisch recommended that the roof shingles be done in earth tone colors.

The meeting was opened for public comments and questions. Mr. Charles Rieg (49 Schooley's Mountain Road) stated that his home is on this water system and that he hopes the plans for the pump station are approved because he needs it.

Mr. Mont asked about the existing tank that is being used by these homes. Mr. Pucilowski stated that the WTMUA will obtain a demolition permit and the well will be capped and the site will be renovated.

Mr. Louis Taxiarcho (22 West Maple Avenue) stated that when it rains he does get sand and gravel moving onto his property from the existing sloped area. He asked if something can be done about this situation. Mr. Egarian stated that the proposed swale will take care of this problem. Mr. Taxiarcho noted concerns with regard to his existing water pressure. Mr. Egarian stated that the water pressure with the new pump station will be replicated. Mr. Pucilowski noted that the natural gas line is being extended down West Maple Avenue to Grove Street. Mr. Taxiarcho asked if he could connect to the natural gas line. Mr. Pucilowski told Mr. Taxiarcho to call the natural gas company and ask if he can be connected.

A motion was made by Mr. Di Salvo, and seconded by Mr. Bauerlein to send a letter to the Township Committee stating that the Planning Board has found the presented proposal for the Washington Township Municipal Authority water booster pump station is not inconsistent with the Washington Township Master Plan and approves of this capital improvement proposal with the following recommended conditions:

- The proposed building siding and roof will be in earth tone colors.
- The Historic Preservation Commission will review the proposed plans.
- The WTMUA will look to see if the propose landscaping plan can be enhanced in the southeastern corner of the site.
- Trees and shrubs proposed for the landscaping plan will be considered for resistance to deer.

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- The proposed building is to be moved 1 to 2 feet back from the property line.
- Trees are to be removed in the area where the DPW dumps snow in the winter and uses as a back up area for their trucks.
- The motion detector for the light on the building will be set to go off as close as possible to avoid unnecessary lighting.
- For the area with steep slopes, a super silt fence, stone tracking pad, and a temporary grade diversion is to be used.
- A gabled roof is to be used to reduce the height of the proposed building.
- In-service noise testing is to be conducted to test the noise levels of the pumps and exhaust fan.

A roll call vote was taken:

Ayes: Leavens, Mont, Trevena, Di Salvo, Bauerlein

Nays: None Abstentions: None

DISCUSSION / CORRESPONDENCE

1. Vouchers

Mr. Di Salvo made a motion to approve the vouchers reviewed by the Chairman and found in order and send them on for payment, seconded by Mr. Bauerlein. A voice vote was taken; all were in favor and the motion carried.

Ayes: Leavens, Mont, Trevena, Di Salvo, Bauerlein, Akin

Nays: None Abstentions: None

Mr. Di Salvo made a motion to adjourn, seconded by Mr. Trevena. A voice vote was taken; all were in favor and the meeting was adjourned at 8:34 p.m.

Ayes: Leavens, Mont, Trevena, Di Salvo, Bauerlein, Akin

Nays: None Abstentions: None

Respectfully submitted,

Barbara J. Margolese, Clerk