

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's regular meeting, held on Tuesday, October 17, 2017.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Camporeale, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilwoman Mazzer, Mr. Verile, Mr. Maniscalco, Mayor White, Mr. Cook and Mr. Browne – PRESENT Mr. Mazzone – ABSENT Also present were Stephen Pellino, attorney, Mr. Brown, engineer and Mr. Paparozzi, planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT: Adequate notice of this meeting has been sent to all members of the Planning Board and to all legal newspapers in Accordance with the Provisions of the OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975.

4. NEW BUSINESS

A.) Amended Site Plan Application

New Cingular Wireless PCS, LLC (AT&T), Block 200, Lot 2

Christopher Quinn, attorney for the applicant came forward.

Mr. Quinn – AT&T is already operating at this location. We would like to modify the site by adding an emergency 30KW generator on a 40 square foot pad to provide backup power. They currently have only an eight hour battery backup. This generator will backup the battery backup.

Mr. Pellino – Your plans show a variance is needed for front yard setback encroachment.

Mr. Quinn – That was previously approved.

Mr. Pellino – I also think this is a conditional use (essential service).

Mr. Quinn – I disagree because it is a prior approval.

Mr. Pellino – Their notice is acceptable. This is an expansion of a conditional use.

Mr. Quinn – The railroad properties are back to back. There is no detriment to the community. If the Board says that a variance is required, that would be our basis for it.

Sheri Weber, civil engineer, was sworn in.

Ms. Weber (referring to page Z-1) – The property is long and skinny. There is an existing cell site for T Mobile and AT&T. The proposed diesel generator will have bollards. It will open to the existing compound. The existing gate will be used for access. Page S-2 gives the generator specifications. The 190 gallon fuel tank is in the lower chamber. The generator will be tested once per week, during the day. It is not going further out on the side yard. The noise will comply.

Mr. Hickey – The generator specs show “enclosure, if selected”. Will there be an enclosure to protect kids? What about emissions? It would be a smart move to have a scrub.

Mr. Quinn – It’s inside the fence and the enclosure is locked. We can look into a scrub.

Mr. Pellino – The zoning table says there’s no change to the impervious coverage, but the area is being enlarged?

Ms. Weber – The area is gravel. It’s already impervious.

Mr. Brown – The plan should be updated (as built) to show the proposed equipment as a condition of approval.

Mr. Paparozzi – The front setback created a variance. The ordinance allows generators in the side or rear yard.

Ms. Weber – It is more preferential to put the generator in front of the equipment rather than closer to the railroad.

Mr. Pellino – Is there a side yard variance?

Mr. Quinn – That is pre-existing, but we have no objection to how you want to write it.

Mr. Pellino – I recommend it is a pre-existing conditional use and site plan approval with two variances (front setback and generator in front yard) with the following conditions: 1.) as built plans and 2.) a scrubber, unless it's built in.

Mr. Compitello made a motion; seconded by Councilwoman Mazzer to approve the application with the conditions that the applicant provide an as built and put a scrubber on the generator.

VOTE: Mr. Ambrogio, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilwoman Mazzer, Mr. Verile, Mr. Maniscalco, Mayor White and Mr. Browne – YES

APPLICATION APPROVED

B.) Board Ethics Training

Mr. Pellino – The Township passed an ordinance that requires ethics training for Planning and Zoning Board members. The Municipal Land Use Act governs what the Boards do. Board members are supposed to decide cases without bias or prejudice. Decisions should be based on the facts. The Open Public Meetings Act provisions require the Board to conduct business in a public session. There is very little authority to go into executive session. Board members are not supposed to obtain any kind of benefit from their position. They should not use inside information to profit or benefit. Conflicts can be direct or indirect (employer, family member, club member, church, etc.). If they have a conflict with a case, they should disclose it to the Board attorney. If there is a conflict, the Board member will recuse themselves and not sit or participate with the Board. Any discussions about an application should happen in a meeting, not outside a meeting.

5. APPOINTMENT

Mayor White made a motion; seconded by Mr. Browne to appoint Rocco Compitello to the position of Vice Chairman. VOTE: Mr. Ambrogio, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilwoman Mazzer, Mr. Verile, Mr. Maniscalco, Mayor White and Mr. Browne – YES

6. MINUTES

Mr. Compitello made a motion; seconded by Mr. Verile to approve the minutes of the August 15, 2017 meeting. All in Favor - YES

7. CORRESPONDENCE

Mr. Compitello made a motion; seconded by Mayor White to accept and file the correspondence. All in Favor – YES

8. VOUCHERS

Mr. Compitello made a motion to pay the following vouchers provided funds are available:

Carroll Engineering, 09/07/17, New Cingular Wireless PCS, \$881.25

Basile Birchwale & Pellino, LLP, 10/02/17, New Cingular Wireless PCS, \$187.50

Carroll Engineering, 05/11/16, Stone Brook Garden & Landscape Supply, \$775.50

All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Compitello made a motion; seconded by Councilwoman Mazzer to open the meeting to the public.

All in Favor - YES

No public participation.

Mr. Verile made a motion; seconded by Mr. Compitello to close the meeting to the public. All in Favor – YES

10. ADJOURN

Mr. Compitello made a motion; seconded by Mr. Verile to adjourn the meeting. All in Favor – YES

Meeting adjourned 8:51 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary