

CITY OF BURLINGTON

LAND USE BOARD MEETING MINUTES

December 8, 2014

The City of Burlington Land Use Board held their regular monthly meeting on Monday, December 8, 2014 in the City Hall Building, 525 High Street, Burlington, New Jersey.

Members present: Victor Carnivale, Councilwoman Helen Hatala, Charles Johnston, David Ballard, Vice-Chair Samuel Richter, Chairwoman Claudine Conaway.

Absent: Ernest Turner, David Tishler, Officer Matthew Mercuri, Raymond Schobert

Also present: Solicitor M. Lou Garty
Engineer Bob Manix

APPLICATIONS:

Application # 701-14 – PSE&G

Tom Coleman, Esq. on behalf of the applicant. Mr. Coleman explained the application that is before the Board.

Applicant/Export Testimony

Joseph Barton, Project Consultant PSE&G

Mr. Barton was sworn in. Mr. Barton testified regarding exhibit A-1 (PJM Statistics Map). Mr. Barton further went over detailed information regarding the proposed project. Mr. Barton went on the exhibit A-2 (Site Plan), A-4 (Switchyard Ultimate Plan Sheet) to explain the proposed improvements to PSE&G service upgrades that would go along with this project. Mr. Barton stated he has a proposed revision to the Site Plan that was received with the application to remove a portion of fencing shown on the current Site Plan. Mr. Barton also explained the proposed structures that would be installed. Mr. Coleman asked Mr. Barton to go exhibit A-3 (Landscaping Plan for 230 kV Yard) to address issues that were brought to the applicant by the Boards Engineer. Mr. Barton explained that NJDEP will be reviewing the impact of the project which is the reason the applicant requested a waiver. According to Mr. Barton NJDEP will also be studying the Storm Water Management Plan for this project. Typical work hours for the site would be 7am to 5pm.

There were no Board questions for Mr. Barton.

Engineer Manix explained that the buffer is mainly buffering YMCA & Canon. There currently would

be no landscape buffering on W. Broad St.

Member Ballard request the applicant look into potential landscape buffering for W. Broad St., applicant stated they would be willing to work with the Board Engineers office to update their landscape buffering plan.

Cheryl Bergailo, Planner for PSE&G

Ms. Bergailo was sworn by Solicitor Garty

Mr. Coleman asked that Ms. Bergailo be qualified as an expert witness, Solicitor Garty advised the board to except Ms. Bergailo as an expert.

Ms. Bergailo explained that they are going for a D6 variance requested for simplicity.

Exhibit A-8 (Structure Detail) was introduced. Ms. Bergailo went over detailed information regarding the proposed variance as well as the proposed structures. Ms. Bergailo further went over the impact the proposed structures & variance would have on the area.

Mr. Coleman explained that this is all the witnesses that would be presented at this time, but if there are any Board questions he has further witnesses present

Planning/Engineering Review

Engineer Bob Manix explained that this application is very similar to a previous application that PSE&G had before the Board in 2012. Mr. Manix explained that the Storm Water Management issue would be handled by NJDEP

Board Member Questions

Councilwomen Hatala – asked if any of the structures proposed have ever or would ever fall due to high winds.

Councilwomen Hatala – also asked about any potential radiation issues that could happen from this site.

Solicitor Garty – asked what steps are left for this project to move forward, Mr. Coleman explained that they still needed to appear before Burlington Twp. LUB

Public Comment

Opened & Closed with no comment

Solicitor Review

Ms. Garty asked Mr. Coleman which exhibits had been entered into evidence. They agreed that A-1, A-2, A-3, A-4 & A-8 had been entered into evidence.

Solicitor Garty summarized the information before the Board with respect to the application before the Board

Motion – Mr. Carnivale

2nd – Mr. Ballard

All in Favor

NEW BUSINESS

None

NEXT SCHEDULED MEETING

January 28, 2015

APPROVAL OF MINUTES

November 25, 2014

July 23, 2014

Solicitor Garty asked that the Board hold off on voting 11/25/14 minutes

Board approved 7/23/14 minutes

Mr. Carnivale made a motion to table the 11/25/14 minutes his motion was 2nd by Mr. Ballard

PUBLIC PORTION

None

APPROVAL OF PENDING RESOLUTIONS

None

ADJOURNMENT

Upon the motion of David Ballard, seconded by Victor Carnivale, this meeting of December 8, 2014 was adjourned.