

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 24, 2021**

Chairman Simiriglia called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chimento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Dintino	Present
Mr. Rosetti	Present
Mr. Treger	Present
Mrs. Kelly	Absent
Chairman McMullin	Absent

Chairman McMullin had the professionals sworn in:

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. Justin Pusey, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

Mr. Dintino will sit in for Chairman McMullin, Mr. Rosetti will sit in for Mr. Scarduzio and Mr. Treger will sit in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes February 10, 2021.

A motion to approve the above-mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Dintino.

Roll Call:

Mr. Bucceroni	Yes
Mr. Dintino	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#202045C

Daniel Dean

Bulk C Variance

Block: 12601 Lot: 5

A motion to approve the above-mentioned resolutions was made by Mr. Bucceroni and seconded by Mr. Dintino.

Roll Call:

Mr. Bucceroni	Yes
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Mr. Dintino

Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#202048C

Davis CPA Group, P.C.

Zoned: OR

Bulk C Variance

Block: 8206 Lot: 6

Location: 1400 Chews Landing Rd.

Mr. Costa swears in Mr. Davis (owner) and Mr. Bradley (planner).

Mr. Wade explains the above application: The owner Ron Davis is a local resident.

- Mr. Davis would like to add a second sign and will need a variance.
- It is a 3' x 6' sign with a set back of 3' instead of the required 10'.
- The second sign will be 148' from the other sign on the property.
- The property has a 200' front,
- The sign is for a senior services franchise.

Mr. Davis is sworn in:

- The franchise “Loving One Home Care” is geared towards seniors who would like to stay home instead of a nursing home or assisted care living.
- The service helps with the 5 daily activities of living,
- Large number of seniors in Gloucester Township who need help,
- Office is for training care givers and home health aides, along with classes that are required,
- It is a low impact use,
- Nancy Fritz, RN, will run the day-to-day activities and will visit homes,
- A requirement of the franchise is a visible sign,
- New employee goal; is 35 new jobs in the first year.

Mr. Lechner asks Mr. Davis if seniors will pay home care?

Mr. Davis states the seniors will pay home care and then they will pay the employees.

Mr. Treger: is there an illuminated sign now?

Mr. Davis: Yes, on the other end of the lot.

Mr. Wade states the signs are 150’ apart.

Mr. Bradley states it is not a detriment to the master plan and is needed in the community. It will not create anymore impervious coverage.

Open to the Public:

No Comments:

Open to the Professionals:

No Comments:

A motion to approve the above-mentioned application was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

#202036CDPMSFMS

Public Service Electric & Gas Company

Timothy Holmes, Licensing & Permitting Mgr.,

Zone: R3 & CR

Preliminary & Final Major Site

Use Variance & Bulk

Block: 5504 Lot: 3-12, Block: 3, Lot: 1

Location: 97 Oak Avenue, Hilltop, NJ 08012

Electrical Switching Station Utility

Mr. Nadel, ESQ: explains the application.

- Along Oak Ave.; 2 monuments on the property;
- Vacated portion of Maple Ave. to help permit this project,
- Approve electrical and aesthetics of the property,

- 230 kV transformer
- Site improvements,
- The project is within two zoning districts R3 and CR,
- Use D1 Variance requested.

Mr. Costa swears in Mr. Kyle King (Electrical PE), Jarrod Augustine (civil PE), Mark Oquist (architect), Jill Kozalsky (landscape architect), Carl Karlebach (Planner).

Mr. King, electrical engineer:

- A1 substations in area map: take energy service and raise voltage and move from generating station to smaller stations, 13,000-volt poles. Continuously lowering the voltage in each step.
- 230 kV New Freedom Site to Gloucester City switch,
- Runnemedede and Woodbury stations need additional energy,
- After 2003/2005 act federal regulation to create reliability standards,
- Even if we lose a substation, we can keep the lights on,
- Runnemedede feeds 65% of residents in Gloucester Twp.
- Need energy off transmission line and run another line,
- A2 Hilltop Switch location,
- A3 top view map showing pieces of electrical equipment “key plan”,
- To west Right of Way 230kV line, Black Horse pike & Oak Ave.,
- Connects to that transmission line – to transformer and switches,

- Lines will come down to an “A” frame and closer to the ground.,
- Transmission line has no insulation and need 20’ between the conductors,
- Building with circuit breaker to transformer; back into second enclosed switch gear building 69,000 kV.
- One connection underground to Woodbury and one will pop up on wood poles.
- One will exit off the Black Horse Pike underground and then pops up on Wood poles to Runnemede.
- Lightning mast
- Fence 8’ surrounding property,
- Gates on Oak Ave. will be locked,
- Card reader on Black Horse Pike entrance,
- It will be an unmanned station,
- Dusk to dawn lights with sensors and Walpack lights low illumination,
- Monitored 24 hours remotely,
- Traveling operator there once a week for a couple of hours,
- August 2021 civil work will start, December 2021 electrical work, end of 2022 energized, 2023 site plan work will be done,

Mr. Costa asks about the safety of the site:

Mr. King: no interconnection to neighbors

- Monitored 24 hours and can be de-energized in fractions of a second,
- Board of public of Utilities and PSE&G, PJM Corp also monitor.

Mr. Dintino: lights mast height question:

Mr. King: 65' w/1' concrete on bottom, 1: at base, 6" at top.

Mr. Bucceroni: wire under the driveway where it is going to pop up?

Mr. King: the wire goes across Oak Ave. already there, and then goes to a wood pole w/in a few hundred feet. Exists now at a manhole.

Mr. Bucceroni: towards Black Horse Pike on Oak Ave not included in plan.

Mr. King: no not at this time w/those properties,

Mr. Rosati: homes on Oak Ave., will there be any interruptions to those homes?

Mr. King: No, we're pushing them back,

Mr. Treger: 65' light pole and wood pole similar?

Mr. King: transmission lines 120', they are half the height.

Mr. Jarrod Augustine: Civil Engineer:

A4- existing conditions plan

- Site condition survey,
- Abandoned substation site, building lots, and right of way transmission lines, Oak Ave.,
- 4 and 5 lots will be purchased,
- Water sheds – both north to south; watershed goes into the right of way ditch,
- Smaller water shed travels down to Oak Ave.,
- No environment sensitive present,

A5 – site plan:

- Combining all lots for 230kV to 69,000 kV switch yard,

- Loose gravel for safety,
- Macadam pavement,
- Original access on Oak Ave. will be secondary, it will be paved to a gate for construction and beyond,
- Primary access off Black Horse Pike for construction and afterwards,
- Storm water/catch basins to underground infiltration and retention basins,
- Infiltration basin 90% caught and will be recharged to the site,
- Grade smooth and adjusted with a retaining wall necessary.
- Control house building will have a limited use bathroom using a small connection to Oak Ave.
- Construction trailers will be where the houses are now,
- Traffic minimal when the substation is up and running,
- No parking needed/ADA exemption because of electrical,

Variances:

- 25' required from PSE&G right of way apron, we are 20.5',
- 6' fence allowed we require 8' fence for safety,

Waivers:

- 1% drive,
- Building foundation,
- Irrigation system,
- Loading zone,
- Off street parking,
- 18' drive access on Oak Ave.
- Refuse and recycle storage,
- Provide fire lanes,

- Camden county no impact letter,
- NJDOT minor access permit
- DCA pending,

Mr. Lechner: If the Oak Ave. entrance is not used very often why have it? Could it be a brick paver or something not so conspicuous?

Mr. Augustine states: We haven't looked alternate driveways because of the weight of the equipment.

Mr. Lechner asks the applicant to look into it?

Mr. Augustine states: Yes, they can.

Mr. Lechner: The construction trailers will be behind the two houses that are adjacent.

Mr. Augustine states: most of the yard has construction on it and a temporary pond. Construction will last about 8 or 9 months.

Mr. Lechner states: in reality construction will probably be 8 to 12 months. With a fenced in lot, how will wind blown litter be handled.

Mr. Augustine states: during the weekly visits, the trash will be picked up.

Mr. Lechner requests that be noted on the plans.

Mr. Pusey asks the applicant if they are in agreement to the engineers' letter.

Mr. Augustine states: No, we will comply. The underground facility already has a pretreatment device. 80% TSS removal and will amend the report.

Mr. Pusey states: look at the overflow situation; 2, 10, 100 year. What is happening downstream? (overflow)

Mr. Augustine: pre-flow rate is currently in that direction and the flow rate will be less.

Mr. Pusey: 2, 10, 100 year and treat orifices and spillway; retain in footprint and overflow.

Mr. Augustine: emergency overflow w/in a manhole type structure.

Mr. Pusey: not going to back up anywhere or overflow?

Mr. Augustine: No, it is designed to handle later water volume.

Mr. Bucceroni: Oak Ave. in front of easement, it floods here. It happens much more often, never captures all the water.

Mr. Augustine: you'll never get every ounce. We designed for a majority of storms with significantly less water running off the site.

Mr. Bucceroni: inlet on Oak Ave., can you run to your retention pond or inground tank?

Mr. Augustine: If you infiltrate too much you artificially raise water too much. The applicant will work with Churchill Engineering. Capture water into station and reduce water onto Oak Ave... Will storm water be worse than it already is?? No, this should improve the site.

Mr. Lechner: In my letter: sidewalks on Oak Ave. and Black Horse Pike.

Wait for architect testimony>>>>>>

Mr. Lechner: Storm water underground vs. above ground where it can be seen and managed? Underground will silt up and you can't see it.

Mr. Augustine: early maintenance plan by PSE&G, I don't have specifics but there will be lids you can open to help maintain the system.

Mr. Mark Oquist, Architect:

- 2 buildings 69,000kV with control room and 230kV building, 3585 sq. ft., 34' high,
- Height necessary for equipment and crane for replacement if necessary.
- Light duty retail aesthetic allowed,
- Exterior siding, stone, concrete & brick in earth tones,
- Roof drainage gutters and splash blocks,

A6 – exterior building elevations North and East,

- Scupper to downspouts,
- NW corner – siding, stucco, stone, wainscot along w/ natural colors,
- Control building: ship lap siding architecture,
- East elevation materials continue and is a “L” shaped building w/3 texture on it.

A7 – 230kV building

- Roof profiles gray introduced along with other materials previously mentioned. Windows are in different shapes and sizes.

Mr. Lechner: roofs are flat and gabled.

Mr. Oquist: flat roof is light and gabled roof is metal.

Mr. Lechner: GIS acronym definition requested.

Mr. Oquist states: GIS, gas insulated

Mr. Oquist states: heights 34.3 ½' and 34.10 ½'

Ms. Jill Kozalsky: landscape architect

A8 – proposed landscape plan

- Comply with PSE&G plant maintenance, eliminate electric reliability issues and improve Gloucester Township.
- Kept far away from residents as possible with St. Joseph's cemetery in rear.
- Plantings: Skip Laurel, ornamental trees, summer viburnum, dogwood, redbud, spruce, cedar, Norway and spruce.
- South – October glory red maple, 30' from edge of Oak Ave.
- Underground basin buffer, spruce and Junipers flowering trees, entrance will have flowering trees.
- Saving some existing large trees by residents,
- West: buffer is 20.5' (where 25' is required) due to the equipment in the station.

A9 – 3D Black Horse Pike rendering: how buffer and buildings will look.

A10 – Oak Ave. looking west

- Fence w/neighbor property,
- Now vs. proposed view

A11 – Oak Ave. in front of underground retention basin & bike trail.

- Current view vs. future view,
- Believes it is an improvement over what is currently present.

Mr. Lechner: will provide landscaping along the 10' clearance on the west side all the way to the property line.

Ms. Kozalsky: we can absolutely plant low plants that are available; 3' to 15'.

Mr. Lechner: Hosta or daylilies.

Mr. Bucceroni: the area in front of Oak Ave. grass surface. It can't be higher than 11'. In 10 days or less the applicant will comply.

Mr. Dave Karlebach: Planner

- Previously a substation: already acclimated to substation being there; surroundings discussed.
- Zoning: CR zone to NE permits commercial, R3 zone is residential.
- D1 use required,
- C Variance minimum buffer (20.5' vs. 25' required); where the leg of the "A" frame is located.
- Variance for the fence height of 8' (where 6' is allowed).

Inherently Beneficial Use:

- Universally considered a benefit to the community. Public utilities are in this category.
- Site suitability is not required or applicable,

4 steps Balance Test:

1. Essential for electricity for consumer need & use,
2. Identify detrimental effects; benign and passive use, will meet all sound requirements. Environmental impact statement, aesthetics is the only issue.
3. Board may impose reasonable conditions. Substantial buffering and plantings where there are few.
4. Positive outweigh negative delivery of power. There will be temporary impacts during construction.

C Variances: guidance court:

- C & D variance cannot co-exist

- C2 variance: benefits vs. burden: better plan for the property. Buffer discussion 20.5' and adequate screening
- Maximum fence height is for safety and security.

Waiver: design standards lesser than variances.

- Waivers meet reasonableness,
- 1997 NJ legislature amended land use law to address zoning plans.
- Can not relocate must meet technical requirements,
- Less more passive use than permitted uses (benign use),
- Master plan from 2015 no specific plans but to meet utility needs of the area, which PSE&G is doing.

PUBLIC PORITON:

Mr. William Karwoski: Oak Ave

They took the substation down. The 'A' frame will drop down on the bike path. He disagrees with the 75' tall "A" frame, the ugliest part of the job is adjacent to his home. The water problem with the bike path and Oak. A 5- or 4-acre site is what was there.

Mr. Bucceroni: how far was the original station off frontage, 75'.

Mr. Karwoski states it's still there.

Mr. Bucceroni: how far is the closest structure to the street. The "A" frame is in the back of the lot. There will be drainage now, they will increase the drainage.

Mr. King shows the older station; the “A” frame is past where the pike path ends. The “A” frame is 60’ with a spire on top. Mr. Karwoski: it is set farther back but its closer to the property line, so it’s more visible.

Mr. Robert Urlich: Spruce Ave.

The substation was there from 1953 to 2012, so it shouldn’t be a big deal. But the old substation was ½ the size of this room (council room). These experts didn’t talk about the “A” frame that sits directly behind my house. They want final approval tonight. Nobody talked to the residents until 8 days ago. Did anyone do any research to put a sub station that isn’t in someone’s backyard? Power is going to Woodbury and Runnemedede. I walk the bike path, there is a vacant factory back there that would be a perfect spot for this substation. The “A” frame (“swing set”) needs an air buffer; did anyone look into technology for putting those wires underground. Future use variances talk about what?

Mr. Costa states he didn’t hear that and explains.

Mr. Urlich: Why did they have to dig 20’ of toxic dirt out of that site? The footprint isn’t as good as they think it is. PSE&G is looking for final approval after 10 days?

Mr. Costa states they aren’t doing anything wrong the law says 10 days.

Mr. Urlich asks if anyone would want this in their front yard.

Mr. King: “A” frames are 80’ to 90’ wide, you can’t drop the wires that close to the ground. That structure is required and necessary.

Ms. Joy Schulin PSE&G real estate consultant is sworn in by Mr. Costa.

A12 – real estate sites viewed by PSE&G for substation:

Requirements for the substation:

- Proximity to the transmission line,
- Reviewed other properties for over 2 years,
- Easements unavailable,
- Looked at over a dozen sites: The Caltech site (old factory)- has wetlands present, not conducive to hook up, so the site was discredited.

Mr. Urlich: other sites were discredited? I don't believe there isn't one available.

Mr. Bucceroni: In the Coltech area there are a half a dozen homes there too. I have a water treatment plant by me. It has to go somewhere; the other sites just weren't feasible.

Mr. Costa: this zoning board of adjustment is created by statute. Anyone can come here and ask for relief. There is going to be some negative impact on the area. But a public utility is an "inherently beneficial use". They've met that test. The board has to weigh the general public benefit vs. the negative to your neighborhood. It has to be a substantial detriment.

Mr. Urlich: is this going to be electric for Gloucester township? Can we have a picture of the "A" frame.

Vice Chairman Simiriglia: it is a necessary part of the application.

Mr. King shows Mr. Urlich the picture of the "A" frame on A10.

Mr. Lechner: does the "A" Frame have to be in that section of the yard.

Mr. King it has to be adjacent to wires and moved everything to the "A" frame. As far north as possible in the woods.

Mr. Lechner: Do the homes face away from the "A" Frame?

Does the location of the "A" Frame affect the bike trail?

Mr. King: The "A" frame is on substation property.

Mr. Lechner: some telecom towers are designed to blend into the environment is that possible with the "A" frame?

Mr. King: we can not do that on a 230,000-volt tower vs. the cell tower that is 230 volts.

Angelo DeVerello: Southwood Ct.

The property on the Black Horse Pike and the bought property on Oak Ave. I received 7 registered letters 8 days ago.

The water came up and every thing flooded when they removed the old substation.

Ms. Melissa Geserick: Oak Ave

Ms. Geserick requests sidewalks with lighting. It won't look like a neighborhood with trash, the bike trail is a mess too. Code enforcement gives me a ticket for parking on my lawn. The utility ruined my fence. There are dirt and stones on the street. We are constantly cleaning up sand and fixing up things they destroy. There's an abandoned house on the bike path that could be used. A wall vs. an 8' fence so we don't see it at all. Focusing on landscaping vs. the "A" frame, they can always remove those plantings.

Mr. Costa: they can't take the plantings out.

Ms. Geserick: they park their trucks in that lot and throw their trash. It doesn't fit and it looks like a jail w/a big ugly swing set next to it. A transformer is very dangerous and its all on the

bike path. Her suggestion is to buy them all out and compensate them.

Mr. Nadel: I know PSE&G out reach team has been in touch over the past 2 years. Buying out or compensating isn't viable.

Mr. Costa: the board can not take property value into consideration because you are not an expert.

Ms. Geserick: they don't want the best for Gloucester Township.

Mr. Costa: the use variance is the issue.

Mr. Rosati asks that Ms. Geserick discuss only what PSE&G is asking for in the use variance.

Ms. Geserick: why do you need a second entrance?

Mr. King: The Oak Ave. gate will be closed and locked until something needs to be repaired in the future. The transformer will not blow up. It is monitored every second of every day.

The transformer costs millions of dollars, they keep a close eye on it. This project is for Gloucester Township, 65% of Gloucester Township gets its power from the Runnemedede station.

Ms. Jill Kozalsky landscape architect:

- Spruce trees get to be 60' tall.

Ms. Geserick: wants more tall evergreens.

Ms. Kozalsky: the red maple grows fast, w/evergreens in the back. We could substitute Leyland cypress.

Mr. Lechner: staggered double row evergreens will create a screen eventually.

Mr. Geserick: sidewalks added to our neighborhood streets are destroyed on Oak Ave. Now I get to live in fear I'll get cancer or my kids will get cancer.

Mr. Dintino: if you plant all the same type of tree and they get a disease; you lose all of them.

Ms. Kozalsky: you're absolutely right.

Mr. Robert Hafner: Oak Ave.

I'm the first home on the bike path. 23,000 kV coming down from a tower. The lowest point on the road creates natural drainage since the railroad was there. When it was dug up it ended up totally filled because it flooded. A heavy rain climbs up the street to my driveway. He warns about the drainage because he is the lowest point no matter what.

Transformers never blow? The round tanks on the poles blow. The substation in Runnemedede is hidden, this one isn't. He feels they're concerns are being brushed under the carpet.

Mr. Bucceroni: bike path will continue to be completed to Evesham rd. with federal money. The drainage will be improved, the bike path will carry the water away from the homes. The site will be graded out and away from the roadway.

Mr. Kind explains the difference between their transformer in the substation and the one on the pole in the street.

Mr. Dan Geserick: Oak Ave.

Most of the feedback today he agrees with. Water drainage onto the bike path and he brought it up in the virtual meeting last week.

Mr. Augustine: current drainage from the whole site. At the current time it does end up on the bike path because it is the natural direction of the water.

Mr. Geserick: Can't you divert it? Brought to the other side?

Mr. Augustine: the existing survey has been reviewed.

A motion to approve the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Mr. Bucceroni	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Dintino	Yes
Mr. Rosetti	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

Motion to Adjourn was made by Mr. Rosati and seconded by Mr. Rosetti.

Respectfully Submitted, Jean Gomez, Recording Secretary