

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, June 5, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, June 5, 2018. Chairman Tillman led the Board in the pledge of allegiance. Board Secretary Alfia Schemm announced that adequate notice of the meeting has been provided in accordance with the "Open Public Meetings Act" by publishing notice of all meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

Roll call: Present: Tillman, Schad, Melillo, McGuinness, Suggs, and O'Neill, and Peck
Absent: DeVincenzi and Lund
Also Present: Board Attorney Thomas, Board Engineer Rodman, Planner Snyder.

Approval of Minutes:

The May 1, 2018 minutes were distributed prior to the meeting. Dr. Melillo made the motion to approve the minutes. Motion seconded by Ms. O'Neill. Roll call vote: Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-yes, Suggs-yes, and Tillman-yes.

Old Business:

#ZB17-006 PMG NJ II LLC, Block 28, Lots 7, 8, 9 & 10

Nancy A. Lottinville, Esq. was present representing the Applicant. She stated that they have two experts to present this evening.

Norman R. Dotti was sworn in and he presented his qualifications and experience as an expert on Acoustics/Sound Analysis. He stated that he prepared a Report, which was submitted and marked as an Exhibit:

A-10 Report from Russell Acoustics LLC, dated May 25, 2018

Mr. Dotti went on to state that he was provided with an older report prepared for ACI Brothers. He reviewed the ambient noise study and the monitors that were set up. The following was submitted and marked as an Exhibit:

A-11 Google Earths Map of the existing site, dated 4-17-17

He went on to describe the testing that was done and the following was submitted and marked as an Exhibit:

A-12 Figures 3-6 of the 5/25/18 Report-4 Graphs on a Board

Mr. Dotti then went on to review the sound levels, the dba, taken over three days. He reviewed that different types of sources make different kinds of sounds. He noted the acoustical engineering formulas and standards. He stated that he utilizes a program called "Sound Plan". The following was submitted and marked as an Exhibit:

A-13 Figure 7 of the 5/25/18 Report - Heavy Truck on Route 46

He stated that he analyzes the "projected sound levels". The following was submitted and marked as an Exhibit:

A-14 Figure 8 of the 5/25/18 Report - Truck through Site to Unloading Locations

He went on to describe the computer model and the graphing of the maximum sound level. He also addressed regulated and non-regulated situations. The Board had several questions in regards to the noise regulated by the State of NJ and limits. He stated that Knowlton does not have an approved noise ordinance. He added that another sound source is the proposed Convenience Store. The following was submitted and marked as an Exhibit:

A-15 Figure 9 of the 5/5/18 Report - Store Rooftop HVACR Equipment

Mr. Dotti went on to state that he compared and reviewed the 1999 Report and that besides his summary, he has covered everything. .

Mr. Snyder asked if there was a comparison between the way the station operates today vs. the way it is projected to operate, which was addressed by Mr. Dotti. Board Attorney Thomas questioned an increase in activity and sound levels, along with consistent sounds vs. sporadic sounds, which was addressed by Mr. Dotti. Ms. Peck arrived at 8:17 p.m. Ms. Schad asked about health concerns with higher decibels and Mr. Dotti addressed hearing loss. The Board and the Applicant continued to discuss the site and sound levels. Mr. Dotti concluded that the regulated sound on the site will comply with the State Noise Regulations. .

Board Attorney Thomas re-reviewed, for the public, the Board's meeting process and procedures. Chairman Tillman opened the hearing to the public.

Jeff Milesky asked if the Township has a Noise Ordinance. Mr. Dotti stated that in his research the Township does not have an approved Noise Ordinance., which was discussed with the Board.

Sharon Valentine questioned the days of the week, in which the testing was done and what is the procedure if the noise were to increase, which was addressed by Mr. Dotti.

Paul Bartos questioned the sound levels from the site, which Mr. Dotti explained.

The Board discussed the noise generated from the area, the noise generated from the present site, and the noise to be generated from the proposed site. Board Attorney Thomas suggested having an sound expert review the materials. Ms. McGuinness questioned the increase in truck traffic on Route 46. It was noted that it would be difficult to determine the final destination of any increased truck traffic.

With there being no public comments, the hearing was closed to the public.

The hearing took a brief break at 9:02 p.m. The meeting resumed at 9:11 p.m.

Roger Greenway was sworn in and he provided his qualifications and experience. The following was submitted and marked as an Exhibit:

A-16 Air Quality Analysis, RTP Environmental Associates, Inc., dated 5-18-18
He displayed C-4 (Exhibit A-9) and he addressed sources of air pollution and emissions. He addressed the models /standards/monitors. He stated that based on the analysis, cars run cleaner, and the air quality is better. He addressed the 1999 Air Quality Report, the standards, and that cleaner cars equals less emissions. He continued to review the concentrations, vapors, and vapor recovery. The matter was discussed with the Board and he concluded by stating that he submitted a lengthy report with his conclusions and would be happy to answer any questions.

The hearing was opened to the public.

Jeff Milesky had a question regarding the secondary vapor recovery, which was addressed by Mr. Greenway.

With there being no further public comment, the hearing was closed to the public.

Board Attorney Thomas announced that this matter is being carried to July 3th with no further notice being provided.

Open to the Public:

The meeting was opened to the public for non agenda items. With there being no public comment, the meeting was closed to the public.

Approval of Vouchers:

Ms. Schad made the motion to approve the vouchers. Motion seconded by Mr. Suggs. Roll call vote: Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-yes, Suggs-yes, and Tillman-yes.

Adjournment:

In a motion made and seconded the meeting was adjourned at 9:32 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
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