

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, August 7, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, August 7, 2018. Vice-Chairman Suggs 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: DeVincenzi, Schad, Suggs, O'Neill, Lund, and Peck
Absent: Tillman, Melillo, and McGuinness
Also Present: Board Attorney Thomas, Board Engineer Rodman, and Board Planner Layton

Approval of Minutes:

The July 3, 2018 minutes were distributed prior to the meeting. Ms. Peck made the motion to approve the minutes. Motion seconded by Ms. Schad. Discussion on the motion: Ms. Schad asked if the minutes reflect the requested update in regards to approved PMG Oil-Water Separator. Mr. Suggs stated that the minutes reflect that discussion. Roll call vote: Schad-yes, O'Neill-yes, Suggs-yes, Lund-yes, Peck-yes, and DeVincenzi-abstain.

Old Business:

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

Board Secretary Schemm stated that the Applicant has requested that this matter be carried to the Board's September 4th meeting, without further public notice. Board Attorney Thomas announced that this matter is being carried to the Board's September 4th meeting, at 7:30 p.m., this location, without further public notice being provided.

Old Business:

#ZB17-008 Delaware Gap Realty, LLC, Block 51, Lot 1.01

Richard Keiling, Esq. was present on behalf of the Applicant and he noted that they were before the Board a few months ago and they are present this evening to provide additional testimony.

Calisto Bertin was sworn in and he provided his qualifications as an Engineer. He then went to review the existing tanks at the site and the proposed new tanks. He reviewed the proposed safety and leak detection/monitoring systems. He also reviewed the DEP regulations. He reviewed the minor leak procedure, the employee training provided, and the emergency shutoffs. He stated that they are proposing a trench drain along with the positive limit barrier. He stated that a backup generator is also being proposed. Mr. Suggs questioned the inspection of the installation, which was addressed by the Applicants. The following was submitted and marked as an Exhibit:

A-8 Spill Containment Exhibit

Engineer Bertin described the Exhibit and the capturing of a potential spill. Ms. Peck had several questions regarding the existing tanks, which were addressed by Engineer Bertin. Board Attorney Thomas questioned the inspection/compliance documents and if the monitoring system can be over ridden by an Operator and the fines imposed, which was reviewed by Engineer Bertin. The Board Members continued to question the

proposal, which was addressed by the Applicants. Board Engineer Rodman stated that he would like to review the materials presented this evening and he will be prepared to comment on it for the next meeting.

The hearing was opened to the public.

Jaime Murray, Representing the Knowlton Township Environmental Commission, questioned the proposed tanks, the proposed traffic, and the existing tanks, which were addressed by Engineer Bertin.

Paul Bartos questioned the removal of the spill containment systems, which was addressed by Engineer Bertin.

With there being no further public questions, the hearing was closed to the public for questions of Engineer Bertin.

Jason Panetta, C-3 Technologies, was sworn in and he addressed the compliance/testing done by his company. He reviewed his experience and background with tank installation, tank testing, tank removals, and cathodic protection systems. He stated that his firm services the site and will continue to monitor the site. He stated that because the site is being upgraded the Applicant will have to comply with the strictest standards. Board Attorney Thomas questioned the security of the protection/monitoring system, which was addressed by the Applicants. Ms. Schad questioned the function of an oil-water separator, which was addressed by Engineer Bertin. The Board and the Applicants discussed alternatives to spill containment around the Diesel pumps. The Applicants agreed to review the alternatives and present something at the next meeting. Board Engineer Rodman stated that he will need to review the proposal, when it is prepared.

The hearing was opened to the public.

Jaime Murray questioned the proposed trench system in major storm events. Engineer Bertin described the drainage system.

Jeff Milesky questioned the monitoring system, which was discussed and addressed by the Board and the Applicants.

The hearing was then closed to the public.

Attorney Keiling stated that they have concluded for the evening. Board Attorney Thomas announced that this matter is being carried to the Board's September 4th meeting, at 7:30 p.m., this location, without further public notice.

Approval of Vouchers:

Ms. O'Neill made the motion to approve the vouchers. Motion seconded by Ms. Schad. Roll call vote: Schad-yes, O'Neill-yes, Suggs-yes, Lund-yes, Peck-yes, and DeVincenzi-yes.

Open to the Public:

The meeting was opened to the public for non agenda items.

Jeff Milesky stated that the July 3rd meeting was not posted on the website and was noticed correctly. Board Secretary Schemm stated that the "July meeting" is listed on the Annual Notice, as required and the Agenda was sent to the Township webmaster on June 29th, well in advance of the July 3rd meeting. Mr. Milesky provided the Board with spill reports and a disk of his photographs of "undocumented spills".

With there being no further public comment, the meeting was adjourned.

Adjournment:

In a motion made and seconded the meeting was adjourned at 9:20 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/31/18