Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, October 2, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, October 2, 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. Board Attorney Thomas administered the oath of office to Joseph Werner prior to the meeting.

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

Chairman Tillman welcomed Mr. Werner to the Board.

Approval of Minutes:
The September 4, 2018 minutes were distributed prior to the meeting. Mr. Suggs made the motion to approve the minutes. Motion seconded by Ms. Peck. Roll call vote: Schad-yes, Melillo-yes, Werner-abstain, O'Neill-yes, DeVincenzi-abstain, Suggs-yes, Lund-yes, Peck-yes, and Tillman-yes.

Old Business:
#ZB17-006 PMG NJ II LLC, Block 28, Lots 7, 8, 9 & 10
Jason Tuvel, Esq., was present on behalf of the Applicant and he stated that he has several experts to present this evening and he also understands that the Board's expert Mr. Murello is present. Board Attorney Thomas commented that there are two applications scheduled for this evening and each Applicant will have a maximum of an hour and a half of time. He recommended that Mr. Murello be presented first this evening.
Joseph Murello was sworn in and he provided his qualifications and experience. He stated that he did provide written reports and that he had reviewed the materials that were submitted. He commented on his concerns regarding the night truck deliveries and the truck back up alarms. He recommended that the Applicant conduct a set of noise measurements, once the site is fully operational, demonstrating that the Applicant comply with all of the noise regulations. The Board continued to review and discuss the proposal with Mr. Murello. Attorney Tuvel stated that they agree with the conditions discussed this evening.

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

John Olko was sworn in and he provided his qualifications and experience. Board Attorney Thomas reviewed the Exhibits that were submitted at the September meeting. The following was submitted and marked as an Exhibit:
A-19 Cut Sheet of Bravo Double Wall Tanks

Mr. Olko stated that he manages compliance for the PMG sites, where he monitors the sites through the monitoring system, visiting sites and inspecting them, auditing the contractors and the testing work that is being done. He went on to review: the existing underground tanks and the proposed underground tank system; the DEP review; the training of the Class A/B/C Operators; the failures in systems, which were all discussed with the Board at great length. The following was submitted and marked as an Exhibit:

A-20 Submitted Plans, revised 9-17-18

Dr. Melillo questioned the inspection of sites that are located near large bodies of water, which was addressed by Mr. Olko. The Board continued to question the proposal and the operation of the fueling system at great length.

The hearing was opened to the public.

Jaime Murray had several questions that were not based on the testimony provided by Mr. Olko and may be addressed by the Applicant's other experts.

Vernon Redden was sworn in and he provided his experience and qualifications. He then went on to address the above ground infrastructure. He reviewed the automatic shut off nozzle, the dispensers, the attendant fuel dispensing, the breakaway hoses, the emergency shut off valves, and the trigger nozzle. The Board continued to question the proposal and operation of the fueling system at great length.

The hearing was opened to the public. With there being no public questions, the hearing was closed to the public.

Jeffery Martell acknowledged that he was still under oath. The following was submitted and marked as an Exhibit:

A-21 Colorized Site Plan, dated 9-17-18

Planner Snyder confirmed that the permits were issued for the installation of the oil water separator. Mr. Martell reviewed the modifications made to the latest plan that included: signage, striping, the oil water separator installation and the need to relocate and install another oil water separator if the application were to be approved. The following was submitted and marked as an Exhibit:

A-22 Oil Water Separation Drainage Area Exhibit, dated 10-1-18

Mr. Martell went on to describe the two areas on the site that would address the two oil water separators.

The following was submitted and marked as an Exhibit:

A-23 Corolla Oil Water Separator Technology-Highland Tank

Mr. Martell continued to describe the two oil water separators. The following were submitted and marked as Exhibits:

A-24 Site Drawing

A-25 Photo of Existing Property

A-26 Photo Simulation-Proposed Conditions

Mr. Martell went on to describe the Exhibits and the proposal and the visual image/design from an esthetic standpoint.

Board Engineer Rodman stated that they will review the drainage information and he will be prepared to report back for the next meeting.

The Board discussed the scheduling of the next meeting, which is now scheduled on Election Day. It was agreed to carry the application to the November 6th meeting, with discussion of either a special meeting or carrying the hearing to the regular December meeting. Board Attorney Thomas announced that this matter is carried to the Boards November 6th meeting, without further public notice.

Old Business:

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

Richard Keiling, Esq. was present on behalf of the Applicant. Also present Jasbir Chandi. Attorney Keiling reviewed that they have received a DEP letter, dated 10/1/18. The following was submitted and marked as an Exhibit:

A-09 DEP letter dated 10/1/18

Mr. Chandi described the number of gas stations that he owns and operates. He went on to address the concerns with the "trench drain". He also addressed the proposed new fuel tanks, the Class A/B Operator and the Class C Operator. He stated that they will have attendant fuel dispensing. He reviewed that they will be open every day and he described the proposed canopies with LED lighting.

Jasvinder Arjani, acknowledged that he was still under oath and he went on to review the proposed signage and parking. Attorney Keiling addressed the water holding tank requested by the Fire Department and the proposed generator. He went on to address the prior approval and the present proposal. He asked that the Board entertain an approval as the present proposal will upgrade and improve the site. The Board discussed the removal of the "trench drain" and possible alternatives to address a spill. The Applicant requested a brief recess to discuss the issue. After a brief break, the meeting resumed and Mr. Arjani suggested an alternative proposal, of grooved pads, which was discussed with the Board at great length. The Board also discussed the traffic circulation at great length. The Board stated their concern on voting on an application without having all of the information submitted and reviewed. Attorney Keiling stated that they will submit the information and they will be prepared for the next meeting. The Board stated that they would like to get a complete package (revised maps) with a written summation. Mr. Arjani stated that they can provide a cover sheet outlining all of the changes. The Board discussed the scheduling for the next hearing. It was agreed to carry this matter, at this time, to the Board's November 6th meeting, without further public notice.

The hearing was opened to the public.

Jaime Murray asked why the Applicant is not taking this opportunity, to design a stormwater system, for property that is located in a very environmentally sensitive area. Attorney Keiling stated that they are not redeveloping the entire site.

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

Open to the Public:

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

Approval of Vouchers:

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

Adjournment:

In a motion made and seconded the meeting was adjourned at 10:11 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/29/18