

MINUTES OF THE JULY 28, 2015 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: M. Giancarlo, E. Lichtstein, F. Franco, M. Kates
L. Calabria, Z. Horvath, J. Miano

MEMBERS ABSENT: Councilman F. Pizzella, T. Maalouf, G. Biener, J. Traudt

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney
Martin Spence, P.E., Acting Board Engineer
Paul Grygiel, P.P., A.I.C.P., Board Planner
Caitlin Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:35pm.

OPEN TO PUBLIC (for matters not on the Agenda):

As no one wished to speak, the meeting was closed to the public.

MINUTES:

The *July 9th, 2015* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Engineer's office were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2015-19; William Doody; Block 1208, Lot 2; 74 Prospect Place

Approval of major site plan application with variances for change of use for subleasing & landscape vehicle parking was approved by the Board. However, the applicant is required to meet with the Hillsdale Environmental Commission before commencing any work.

Resolution No. 2015-20; Appointment of Eric L. Keller, P.E. as Board Engineer for Caliber

Builders Application was approved by the Board. Board Attorney Nabbie informed the Board that a correction was made to the Resolution regarding the engineer's place of employment, corrected from Omland Engineering to Bowman Consulting Group.

COMPLETENESS REVIEW:

Block 1210, Lot 9; The Barklyle Dog Resort LLC; 548-550 Piermont Avenue

Major Site Plan application with "d" use variance for change of occupancy to operate a dog boarding facility was deemed complete and scheduled for a public hearing date of August 13, 2015.

PUBLIC HEARINGS:

PZ-09-15; PSE&G Substation; Block 1212, Lot 14; 295 Patterson Street

Preliminary & Final Site Plan with Variances Application to replace a pump house in the existing substation facility

Counsel for the Applicant – Glenn C. Kienz, Esq.

Board Attorney Nabbie began by stating that according to Hillsdale’s ordinances, public utilities are conditionally permitted in every zone in the municipality. Mr. Kienz agreed, stating that as this is the case, the applicant should not need a use variance, but may need a setback variance.

Mr. Kienz introduced his first witness, Robert Felton, Senior Director of Transmissions Projects for the Delivered Projects and Construction Group at PSE&G. Mr. Felton explained that there are three phases of work that PSE&G plans to propose, and currently they are seeking approval for Phase I. On site, there are two 41 year old pump houses that pump a dielectric fluid which powers the substation system. In Phase I, PSE&G proposes to replace these two pump houses with one pump house, raising and rebuilding the transmission and distribution system so the station will stay in service during future serious weather events. Any wires necessary for this system will be underground and not visible. Mr. Felton reviewed the details of the site plan for this project, which was also marked into evidence as **Exhibit A-1**: “PSE&G’s Hillsdale Substation V-2222 Site Plan, originally dated June 3, 2015, revised to June 14, 2015 per Borough Engineer’s Comments.”

Mr. Felton explained that the pump houses are unmanned, but they are inspected weekly. Furthermore, state of the art equipment will be used in this substation and all the requirements set forth by the Board Engineer will be met. The proposed pump house will be just under 17 ft. high and construction for Phase I should take approximately 4-6 months to complete. PSE&G aims to have Phase II of this project completed by May of 2017, and Phase III completed by December 2018. There will be construction trailers on site for Phases II and III, and once the project is fully completed, the trailers will be removed from the site. Mr. Felton also assured the Board that in event of a leakage, the pump house is built with a 120% secondary containment, which is the same type of system used throughout the country.

During Hurricane Irene, the whole station flooded and had 4-5 ft. of water. PSE&G will raise this pump house four feet above the observed level during Hurricane Irene. 18,000 customers are fed electricity from this station, including residents not only of Hillsdale but of surrounding municipalities including Park Ridge, Cresskill, Dumont, Englewood, and Ho-Ho-Kus.

Mr. Felton explained that under Phase I, PSE&G is not proposing any landscaping, but intends to meet with the Environmental Commission to discuss a landscaping plan for Phases II and III. Mr. Felton also stated that under Phase I there will be a maximum of 15-20 workers on site at any given time. During Phases II & III, 40-50 construction workers at the most may be on site at any given time. PSE&G has already arranged for parking of their workers, which will be at 93 Prospect Place. Ms. Kates asked Mr. Felton if PSE&G is doing the construction work themselves or hiring outside contractors. Mr. Felton explained that this project is still at the civil phase, but PSE&G will be preparing RFPs so the project can go out to bid, and they will be hiring other contractors to do the work. Mr. Felton also stated that PSE&G will know who the contractor(s) will be several months in advance of commencing construction, and can inform the Board.

Acting Board Engineer Spence asked if PSE&G will provide a supervisor for the contractor during construction and Mr. Felton responded yes, they will. Mr. Spence also advised the applicant to conduct a Pre-Construction meeting to sort out all arrangements of the project. Mr. Felton agreed.

Lastly, it was confirmed that no trees will be removed for construction of the pump house, and there will be no difference in any noise emitted from the old pump houses versus the new pump house. The meeting was then opened to the public. Mr. Alter of 24 King Court, Hillsdale asked what type of noise or dust will be generated from the site during Phase I to which Mr. Felton responded that it will be a deminimis amount. Mr. Alter also questioned if Phases II and III will expand PSE&G's footprint on site and if PSE&G is looking to expand the property. Mr. Felton responded that PSE&G is looking to purchase the property at 319 Knickerbocker Ave. and is currently in negotiations with the owner. Finally, Mr. Alter had a question for the Planning Board, asking when the next review of the Master Plan will be and Chairman Giancarlo answered that the next review will be within the next eight months.

As no one else wished to question the prior witness, Mr. Kienz introduced his second witness, Mr. Anthony DeAngelo, Project Manager at PSE&G and licensed professional engineer in the state of New York. Mr. DeAngelo explained that PSE&G will be using the parking lot located at 93 Prospect, which will be the designated parking area. The designated staging area will be located at 145 Patterson Street. The electrical engineers working on the project will report to Oradell and the civil engineers will report to Hillsdale. For early construction in Phase I, the most vehicles on site at any time will probably be about 20. Mr. DeAngelo also said that all soil removed will be brought to a disposal site and PSE&G will have environmental compliance inspections regularly. Furthermore, this is a one story structure and there will be a concrete foundation on top of piles. There will not be much soil movement since the structure is being built at-grade. Raising the elevation also reduces the amount of excavation. The structure will be unpainted brushed aluminum, with a metallic matte finish. PSE&G will remove and recycle all of the dielectric fluid from the old pump houses, and use new dielectric fluid for the new pump house. There will be two circuits V and F, and PSE&G will combine those two circuits from the two pump houses into one pump house with two ladders.

The meeting was opened to the public for questioning the witness. Mr. Alter asked about dust and noise emitted from the site during construction. Mr. DeAngelo stated that there will be minimal dust, but residents might hear a loud jack-hammering sound when PSE&G breaks up the existing concrete foundation.

As no one else had questions for the witness, Mr. Kienz introduced his third and final witness, Mr. Paul Ricci, licensed professional planner of 10 Georgian Drive, Clark, New Jersey. Mr. Ricci spoke about the planning aspects of this application. A document was marked into evidence. **Exhibit A-2:** "Planning Exhibit for PSE&G Hillsdale Substation – 295 Patterson Street." Exhibit A-2 consisted of an aerial photo of the PSE&G site and surrounding properties. Exhibit A-2 also consisted of several photographs showing various views of the existing pump house structures, concrete conduit chase, nearby buildings, and a view of the main site access drive. The photographs were taken on June 2, 2015. The site's area is 4.38 acres. The concrete conduit chase is part of the site that cannot be moved and is the main reason why PSE&G is requesting a front yard setback variance, Mr. Ricci explained. The meeting was then opened to the public, and as no one wished to speak the meeting was closed.

Ms. Kates asked Mr. Ricci if the size of the new pump house is standard size. Mr. Ricci stated that the pump house must be this size in order to accept expansion. It was agreed upon by all that the Hillsdale borough ordinance pertaining to permitted uses in the Industrial Zone regarding “c” or “d” variances is unclear and can be interpreted in various ways. The Board agreed that this issue needs to be discussed and resolved when reviewing the Master Plan. The staging area for this project will be located at 145 Patterson Street.

Acting Board Engineer Mr. Spence then stated that there is no stormwater impact with this application, a minimal increase in square footage, and soil movement will also be minimal for Phase I. The site however, is in a flood hazard area and therefore requires a permit from the NJDEP, for which the applicant agreed to apply. If PSE&G will be driving piles, residents can anticipate noise, but any noise will be short term and should only last for one or two days. Lastly, Mr. Spence advised a Pre-Construction meeting be conducted in order to review all items. Mr. Kienz and his professional witnesses agreed that there will be a Pre-Construction meeting.

A motion was then made by Mr. Horvath to grant the applicant preliminary and final site plan approval with front yard setback variance, and the seven waivers set forth in Board Engineer Statile’s report with the following conditions:

- The name of the contractor performing construction be provided to the Board
- PSE&G conducts a Pre-Construction meeting
- PSE&G provides the lease agreement between PSE&G and 93 Propsect Place and 145 Patterson Street to the Board Attorney who will review both. The lease agreements will not be publicly released.
- The application will also be subject to any and all other approvals.

Vice Chairwoman Calabria seconded the motion set forth by Mr. Horvath. The Board was polled and the motion passed. The application was approved.

The Board then went into closed session to discuss pending litigation and other matters. At approximately 10:00 pm, the Board returned from closed session. At this time the meeting was adjourned.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary