

**PEQUANNOCK TOWNSHIP
PLANNING BOARD**

**FEBRUARY 3, 2020
REGULAR MEETING**

MEETING CONVENED:

7:00 PM

MEMBERS PRESENT

Cascone, Fitamant, Imfeld, Florance-Lynch, Vanderhoff, Mulhall, Driesse Also present, Richard Brigliadoro, Esquire, Board Attorney and Jill Hartmann, Board Planner.

MEMBERS ABSENT:

Caputo

MEMBERS EXCUSED:

Kohle, Vitcavich and Wintemberg

NOTICE:

Chairman Driesse stated that the requirements of the Sunshine Law had been complied with by posting the required notice on the Bulletin Board, posting same with the Township Clerk and sending it to the Suburban Trends and Daily Record on January 24, 2020.

PERSONAL REPRESENTATION:

Chairman Driesse asked if there was anyone present not listed on the agenda for this meeting who wished to be heard. No one came forward.

MINUTES:

January 6, 2020– Regular Meeting
Motion by Vanderhoff, second by Cascone to approve the minutes as submitted. All in favor.

ADMINISTRATIVE:

Roger Imfeld took the Planning Board Oath of Office. His four year term will expire on December 31, 2023.

RESOLUTION:

Mountshore Capital, LLC, 101/103 Mountain Avenue, Block 604, Lot 4, 5.01, 5.02

MOTION by Cascone, second by Vanderhoff, to approve the resolution as submitted. Yes votes from Cascone, Fitamant, Florance-Lynch, Driesse. No vote from Mulhall. Motion Carried.

PUBLIC HEARING:

Atlantic Health Pharmacy Generator, 97 West Parkway, Block 2402, Lot 1

Amended Site Plan

Peter McArthur, Esquire represented the applicant.

Mr. McArthur stated that the applicant is seeking approval to install a generator for the pharmacy department. Mr. McArthur informed the Board that the State of New Jersey now mandates the pharmacy department to install a generator at all hospitals. The applicant received an exemption letter from the Morris County Planning Board and has applied to the Morris County Soil Conservation for an exemption due to the fact they will not be disturbing more than 5,000 square feet of soil.

Mario Iannelli, Dewberry Engineering for the applicant, sworn.

Mr. Iannelli went over the reasons why the applicant is requesting waivers. Waivers requested are as follows: Surface Water Management Plan because there will be no increase in impervious coverage; Soil Erosion and Sediment Control Plan because they are not disturbing more than 5,000 square feet of soil; Environmental Impact Study because the acoustic engineer will testify on that subject; Health Department approval because there will be no impact on the sanitary sewer system or water system; Identification of wetlands because the property does not have wetlands where the generator will be located; Location of all existing water course, easements, right of ways, etc. asking that they only waiver this requirement because the generator will take up a small area; Design of soil erosion because the applicant is seeking to install a pad in an already disturbed area; Spot elevations on all buildings because the area where the generator is located is in a very small part of the large hospital.

Marked as **Exhibit A-1** – Aerial Exhibit

Marked as **Exhibit A-2** – Rendering of generator location

The site is 41 acres. There are 1,047 parking spaces on the site. Mr. Iannelli stated the location of the proposed generator is near to the mechanical room, which makes it an ideal location for installation purposes. The generator has a length of 16.6 feet, a width of 4.5 feet and a height of 10 to 10.5 feet. The generator will sit in a contained box. The generator will sit on top of a 416 gallon fuel tank. The fuel tank is above ground. The fuel tank has an internal leak detection. There will also be an overflow detector. The tank is also watertight. There will be fourteen six inch bollards to protect the generator. There is approximately 240 feet from the generator to the nearest residence. Mr. Iannelli stated that there will be no impact on impervious coverage, storm water management or the drainage. The generator will be at FEMA elevation or above. The first floor of the hospital is lower than the elevation of the generator. There are three other generators on site.

Michael Thurston, Health Care Architect, for the applicant, sworn.

Mr. Thurston stated that all hospitals must remain operational during times of crisis. The pharmacy is an essential department relating to hospital use. Two clean rooms were added to the existing pharmacy, which necessitated a renovation to the pharmacy. Because of the addition of the two clean rooms to the pharmacy there was a need for electrical support in case of an emergency given by the additional generator. Mr. Thurston stated that on the north side of the hospital are the loading docks, central plant, existing generators, services and storage area. There are patient rooms on the north side of the building. There will be a sound attenuation on the generator. There will be testing of the generator once a week for 30 minutes. Ms. Hartmann wanted to know what type of sound attenuation will be used. Ms. Hartmann stated she had a conversation with the Board engineer who suggested the Board require a Type 3 enclosure for the generator.

Kenneth Strupczewski, Mechanical Engineer, for the applicant, sworn.

Mr. Strupczewski stated that because of the Federal Guidelines Institute, which regulates the design standards for all hospitals adopted by the State the hospital was mandated to install a generator specifically for use by the pharmacy. The State does not include natural gas for use in generators related to hospitals, therefore the hospital was forced to install a diesel run generator. The generator can run for 24 hours on a full tank of fuel. After the 24 hours the tank must be replenished. Mr. Strupczewski stated the generator has an overfill detector to prevent any spillage while refueling. The generator is manufactured by Kohler.

Marked as **Exhibit A-3** – make and model of the generator

The fuel tank is a tank within a tank with a leak detector situated between the two so if a leak occurs the second tank will contain the spill. The hospital currently has three generators but the area where they are located accommodate another generator. Mr. Strupczewski stated the electric room and the generator will be in the same vicinity making it easier for installation. Mr. Strupczewski stated the proposed generator will handle the electric heat and the exhaust fans in the pharmacy. The enclosure will be a Tier 3, which is the highest standard enclosure manufactured by Kohler.

Jack Zybura, Acoustical Engineer, for the applicant, sworn.

Mr. Zybura stated that the NJDEP provides statewide regulations for a residential receiver for daytime limit of 65 decibels. Mr. Zybura stated he went to the site and measure the existing decibels during the day, which were 53 to 57 decibels. Mr. Zybura stated the sound levels at the property line based on the manufactured specs of 75 at 23 feet were 60 decibels. The proposed generator will not be tested when the existing generators are tested. Night time testing of the generators drop down to 50 decibels. It is Mr. Zybura's opinion that the proposed generator will meet the noise standards of the Pequannock Township ordinance.

MOTION by Cascone, second by Vanderhoff to open the meeting to the public. All in favor.
Motion Carried.

Errol Brudner, 13 Whipple Road, sworn.

Mr. Brudner stated he worked for Atlantic Health in their emergency management department. He stated he had no problem with the location of the generator. Mr. Brudner stated the buffer between the hospital and Whipple Road needs to be enhanced. Mr. Brudner also stated that the noise level has increased due to truck use and the outdoor cafeteria on the north side of the building.

Ann Miscia, 15 Whipple Road, sworn.

Ms. Miscia stated she would like to be put back on the essential grid and doesn't know why her street was removed from the essential grid. Ms. Miscia stated the generators are too loud and they test for more than 30 minutes.

Michelle DiGangi, Construction Manager, for the applicant, sworn.

Ms. DiGangi stated that the generators are tested up to one hour. The startup time is 30 minutes, the run time is 30 minutes and the cool down time is 30 minutes, per generator. Ms. DiGangi stated that she would test the generators to make sure they do not surpass the allowable decibel

level. Ms. DiGangi stated she would look into the landscape situation and would prepare a landscape plan to expand and enhance the buffer.

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MOTION by Vanderhoff, second by Imfeld to close the meeting to the public. All in favor.
Motion Carried.

There was discussion among the Board as to the landscape plan and noise relating to all the generators. The Board decided to wait until the meeting of March 2 to make a decision on approval at which time they will also memorialize the resolution if approved. The meeting was carried to the March 2nd meeting.

There being no further business motion by Cascone, second by Florance-Lynch to adjourn the meeting at 9:15 PM. All in favor. Motion Carried.

Respectfully submitted,

Linda Zacharenko
Recording Secretary