

**MINUTES OF THE PARSIPPANY – TROY HILLS
MINOR SITE PLAN AND SUBDIVISION COMMITTEE
MONDAY, FEBRUARY 11, 2019**

Chairman Dinsmore called the Planning Board Meeting of Monday, February 11, 2019 to order at 7:01 PM.

Members Present: Mr. Aperawic, Ms. Hernandez, Mr. Mele, Mr. Von Achen,
Chairman Dinsmore

Also Present: Scott Carlson, Planning Board Attorney
Susan Favate, BFJ Planning, Board Planner
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer

Absent:

Announcement is made that adequate notice of this meeting has been given, that it is being conducted in accordance with N. J. S. A. 10:4-6 et seq. of the New Jersey “Open Public Meetings Act”.

Pledge of Allegiance

Chairman Dinsmore opened the floor to the public for anyone wishing to speak.

Announcement was made that Mr. Von Achen has been named Vice-Chairman of the Minor Committee.

Minutes for Approval:

Mr. Von Achen made a motion to approve the minutes of October 22, 2018, second by Mr. Aperawic.

Approved by Mr. Aperawic, Mr. Von Achen, Chairman Dinsmore

Agenda:

Application No. 19:503

Cablevision

6 Eastmans Road, Block: 738 Lot: 3

Minor Site Plan

Matt Massano, Attorney from Schenck Price Smith and King, was present to represent the Applicant to locate an above ground fuel tank on a concrete pad over six existing parking spaces.

The Board Planner summarized the request for waivers with Mr. Aperawic making a motion to grant, second by Ms. Hernandez.

Approved by All.

Witness, Kenneth Sliker, Area Manager of Critical Systems for Cablevision, was sworn by the Board Attorney and testified as a fact witness.

There is currently a 20,000-gallon underground fuel tank that is approximately 20 years old. It supplies diesel to their back up generators and to eliminate any concerns of an underground tank, they wish to replace it with an aboveground tank. The proposed location is to place the tank away from the rear of the building where there is electrical conduit as well as Eastmans Creek. The tank will be concrete encased and fuel is supplied by underground supply and return lines. Other lines will monitor for leaks and the operation. Refueling will take place Monday through Friday during normal working hours and parking and traffic circulation is not expected to be impacted by this process. The tank will be visible from Eastmans Road and will be screened if recommended by the Board. There will be no impact to stormwater drainage patterns or lighting. In a 2000 site plan application the property was required to have 53 parking spaces whereas 74 exist today. There have been no environmental issues associated with the underground tank, no easement restrictions and an emergency plan is in place for the proposed tank.

The Board asked about safety features and confirmed the tank is double walled; asked if leaks would be contained; what method is used to contain spilled fuel during refueling and had a leak detection system explained. It was asked what the difference was in use and protection between the above and below ground tanks; what color the concrete casing would be; if the loss of parking spaces would cause any possible problems and if the abandoned underground tank will be filled.

The Board Engineer asked if the proposed tank could be placed in the grass area and confirmed the number of spaces that would remain after installation of the tank.

The Board Planner recommended the Applicant continue to commit to best management practices regarding well head protection even though they are not in a well head protection area.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask question of the Witness.

Chairman Dinsmore opened the floor to the public for anyone wishing to speak.

Mr. Von Achen made a motion to approve the application subject to the BFJ Planning report dated January 30, 2019; the Keller & Kirkpatrick report dated February 4, 2019;

further subject to the best management practices regarding well head protection and the color of the concrete encasement as being white, second by Mr. Mele.

Approved by All.

Motion to Adjourn by Mr. Mele, second by Mr. Aperawic.

7:18 PM