

1st: Horner  
 2nd: Bossert  
 Date: 3/5/20

**Minutes of February 20, 2020**

The Regular Meeting of the **Hazlet Township Land Use Board** scheduled for February 20, 2020 was called to order at 7:00 PM with a Salute to the Flag followed by a Moment of Silent Prayer and a Reading of the Letter of Compliance.

**ROLL CALL:**

**Present:** Mr. Cavanagh, Mr. Sanfilippo, Mr. Moore, Ms. Bossert, Mr. Horner, Mr. Fabozzi, Mr. Bace, Mr. Lencsak, Mr. Grossman

**Absent:** Mr. Sachs, Mayor Glackin, Mr. Pereira

**Professionals:** Mr. Vella, Esq., Mrs. Keegan-Zoning Official, Mr. Mullan-T&M, Mr. Truscott-T&M

**Motion:** To approve the minutes of the Regular meeting of February 6, 2020.

**Offered By:** Moore                      **Seconded By:** Bace

<u>ROLL CALL</u>	<u>YES</u>	<u>ABSTAIN</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u>          </u>
Mr. Fabozzi	<u>X</u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>          </u>	<u>X</u>
Mr. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Pereira	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>          </u>	<u>X</u>
Alt #3 Mr. Lencsak	<u>X</u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Motion passes.**

**Memorialization case #19-27L:** Ianello, 6 Stonehurst Terrace; Block 166.06, Lot 11, R-100 zone. Applicant was granted variance to retain an existing 10x16 pool house and attached 16x16 canopy.

**Offered By:** Fabozzi                      **Seconded By:** Bossert

<u>ROLL CALL</u>	<u>YES</u>	<u>NO</u>
Mr. Cavanagh, Chairman	<u>X</u>	<u>          </u>
Mr. Sanfilippo, Vice Chairman	<u>X</u>	<u>          </u>
Mr. Fabozzi	<u>X</u>	<u>          </u>
Ms. Bossert	<u>X</u>	<u>          </u>
Mr. Horner	<u>          </u>	<u>          </u>
Mr. Moore	<u>X</u>	<u>          </u>
Mr. Bace	<u>X</u>	<u>          </u>
Mayor Glackin	<u>          </u>	<u>          </u>
Mr. Sachs	<u>          </u>	<u>          </u>
Alt #1 Mr. Pereira	<u>          </u>	<u>          </u>
Alt #2 Mr. Grossman	<u>          </u>	<u>          </u>
Alt #3 Mr. Lencsak	<u>          </u>	<u>          </u>
Alt #4 Vacant	<u>          </u>	<u>          </u>

**Carryover case #18-10L:** Atlantic Outdoor Advertising/155 Middle Road Hazlet LLC, 155 Middle Road; Block 66, Lot 9, BH zone. Applicant is seeking Use Variance and Preliminary and Final Site plan approval to erect a two sided digital billboard. Variances requested for height, sign area and front yard setback.

**Case carried to March 19, 2020 with no further noticing required.**

**Carryover case #19-14L:** New Jersey Natural Gas, 469 S. Laurel Avenue; Block 120, Lot 9, R-100 zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a natural gas regulator station with heater. Use variance and bulk variances requested.

**Nancy Skidmore of Connell-Foley, attorney for NJNG came forward.**

**Ms. Skidmore:** Restated that this application was for a utility easement on the Smith property at 469 S. Laurel Avenue to place a natural gas regulator station. Advised that she had re-noticed even though it was not required.

**Exhibit #A-9 marked as NJNG Local System Overview (handout).**

**Mr. Kraig Sanders, NJNG advised he was still under oath.**

**Mr. Sanders:** Stated that they had searched for sites along NJNG transmission lines and that this site was ideal for efficiency and spacing between stations. It is adequate in size and has good access for maintenance. They would prefer to be on a commercial site where utility is a permitted use but had not been able to locate one in the desired area. They attempt to minimize environmental impact when selecting sites. This would be a Tier 1 station which would be more efficient and prevent outages. The site will be surrounded by a fence and 8' sound wall for security and screening purposes. Lighting

is not proposed as they prefer it not be visible to the public or draw attention to the station.

**Exhibit #A-7 (previously marked) Pictures/Photos of Station.**

**Mr. Sanders:** Explained the photos show a similar station comparable in size to the one proposed. Each station is unique to the area it serves. A three line station with a three vent heater is proposed at this site. No odors are emitted from the vents. It will be monitored 24/7 and can be controlled remotely at the Wall Township facility. Safety is highly regulated by DOT and BPU with many redundancies built in to the system. NJNG is the safest utility in leaks per mile with the highest number of transmission lines. They are committed to updating the ageing infrastructure. If pressure rises, an alarm alerts at Wall Township and a response is dispatched. If the station was damaged the gas would be shut off within minutes. The threat of an explosion is very unlikely because the gas would not be contained/pressurized in the event of a leak and natural gas has a very specific flammability range (between 5-15%). He is unaware if the IFF site was looked at as a possible location for the station or what other sites were investigated before making a decision.

**Citizen Hearing:** Questions regarding Mr. Sanders' testimony only.

**Charles Giblin, 40 S. Holly Avenue sworn in.**

**Mr. Giblin:** Questioned the failure rates of the individual components of the station and the likelihood of a catastrophic failure. Asked about the cost comparison between an above ground and below ground station. Expressed concern about response time of within an hour of service issue alert.

**Barbara Pflug, 523 S. Laurel Avenue sworn in.**

**Ms. Pflug:** Asked whether the property is in a flood zone. Mr. Ciliberto (engineer) doesn't believe so but he will confirm.

**Glen Fogerty, 614 Laurel Avenue sworn in.**

**Mr. Fogerty:** He lives approximately 1/2 mile from the site. Asked if the monitoring system is a closed system and whether an existing station could be made larger instead of installing a new one. Asked about possible explosion scenarios and how far the blast wave would be.

**Mr. Sanders:** Stated it is a closed system. They do not have the space required to expand the existing station. Explained the low flammability of gas and lack of pressure again.

**Jakub Koczela, 33 Helfrich Lane sworn in.**

**Mr. Koczela:** Expressed his concern about safety and why this was being proposed in a residential area. Asked whether there are similar stations within 100' of residential homes.

**Mr. Sanders:** Stated that NJNG does have other stations existing in residential zones. He is not sure how close to the homes they are.

**Bill Shewan, 28 Mason Drive sworn in.**

**Mr. Shewan:** Asked if it was standard protocol to place these stations in residential zones and what, if any, other sites were considered. Also questioned whether there could be a sensor on site that could shut off the gas immediately in case of a leak.

**Mr. Sanders:** Stated he was unaware of the site selection criteria investigation and was not involved in choosing this site.

**Annalise Van Bal, 472 S. Laurel Avenue, sworn in.**

**Ms. Van Bal:** Stated that she lives across from the site and expressed concern about the safety of the existing commercial trucks and equipment coming in and out of the site near the station.

**Mr. Sanders:** Stated that traffic driving by does not have an impact on the operation of the station.

**Public portion closed.**

**Ms. Skidmore requested a special meeting due to the number of witnesses and public comments.**

**Case carried to March 19, 2020 only to discuss the possibility of a special meeting or carrying to May 7, 2020. Re-noticing would be required.**

**Public comment. No one spoke.**

**Motion to close citizen hearing:**

**Offered By:** Bossert **Seconded By:** Bace

**VOICE VOTE:** Yes

**Motion to Adjourn:**

**Offered By:** Bossert **Seconded By:** Bace

**VOICE VOTE:** Yes

**Respectfully submitted:**  
**Laura McPeck**