

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 16, 2013 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

FLAG SALUTE

MEMBERS PRESENT: Mr. Kaplan, Mr. Porter, Chairman Becker

ABSENT: Mrs. Schulte, Mr. Elvidge

CONSIDERATION OF MINUTES

September 16, 2013

Mr. Kaplan made a motion to accept the September 16, 2013 minutes. Mr. Porter seconded the motion. The minutes were approved with a unanimous "aye" vote.

APPLICATIONS

Cellco Partnership d.b.a Verizon Wireless (#HPC-4-2013)
Block 7.03 Lot 8
32 Liberty Street

Applicant proposing to construct a 50kw standby diesel generator placed on 8' x 5' (40 sq. ft.) concrete pad alongside the existing building in the side yard and will be screened with acoustic wood panels.

Michael Beck, Esq., with Hierung, Dupignac, Stanzione, Dunn & Beck, P.C. representing the applicant tonight.

Mr. Beck stated: We are here tonight seeking amended approval. You may recall a couple of months ago we were here with a proposal for a standby propane generator along with an external 500 gallon propane tank. The Commission approved that application and thereafter it went before the Town's Planning Board where there were concerns expressed by members of the Planning Board, the Mayor and the public with regards to the visibility and location of the above ground 500 storage tank and the use of propane versus other fuel. Subsequent to that meeting, we went back to the Housing Authority, the property owner, and they approved a diesel generator which is Verizon's Wireless preferred fueling method. It is now in a different location than what was originally approved by the Commission. It is in the side yard, self-contained and it is one unit. There is no separate tank for fuel storage. It is also proposed to be screened by a large board-on-board wall which is an acoustic barrier as well as an aesthetic item so you do not see the generator whatsoever. It is tucked up against the building and it is smaller in footprint from what was previously proposed.

SWORN: William F. Masters, Jr., Planner, 19 Ironwood Drive, Morris Plains, NJ. Frank Colasurdo, Architect, 33 Woodport Road, Sparta, NJ.

Mr. Masters described the new location from two photos that were handed out.

Mr. Becker asked: Where is the fuel source?

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Mr. Masters stated: It is beneath the generator. It is a containment tank and it sits below the generator.

Mr. Kaplan asked: How much gallon capacity?

Mr. Colasurdo stated: 410 gallons. It is a belly tank. The generator sits on top of the tank. Sheet C5 on the bottom of the page shows the elevation of the generator with the belly tank below it.

Mr. Becker asked: What type of monitoring does it have?

Mr. Colasurdo stated: There are three types of spill containment. First off, the tanks are all DOT rated, just like your car. There is an inner tank and there is an outer tank that is capable of holding 25% percent more than the inner tank. There is also a sensor in between the two tanks if the tank senses moisture, a silent alarm is set to go to Verizon Wireless. This generator is a car engine in an acoustically steel enclosure. To fuel it, you have to open up two doors and put the nozzle inside. There is a basin that separates the belly tanks from the generator itself so even if something spills from a nozzle there is a little basin to catch that.

Mr. Becker asked: How many hours will the generator run before it needs to be refueled?

Mr. Masters stated: Five and half gallons per hour about 42 hours. Verizon will come when a tank is about 50 percent used. They will have a delivery truck come and fill it up.

Mr. Kaplan asked: How close will the delivery truck get?

Mr. Colasurdo stated: It cannot be any more than 75 feet. The vehicles they use are not the really long trucks you are used to seeing but it is a Ford p/u with a tank built into the bed with an approved vendor that Verizon hired to do the fueling.

Mr. Kaplan asked: This is at a senior housing complex and there are a lot of shuttles in and out so this would not take a long time to do, right?

Mr. Masters stated: Correct.

Mr. Porter asked: What is the decibel unit?

Mr. Colasurdo stated: It will be 55 decibels, a couple of decibels less because of the extra distance. We put the wall up because this Town has an ordinance that says meet the state standards or 50 decibels whichever is less. I had to put the wall in to come down to the 50 decibel level.

Ms. Caldwell stated: It actually could be less when it is constructed.

Mr. Colasurdo stated: It might be less and the other benefit of this is there are two Verizon condensing units which will now be shielded.

Mr. Colasurdo stated: What I have been told from the operation's groups is they are usually here within 72 hours when they have to fill the tank up.

Mr. Becker opened up this portion of the meeting to the public.

With no public stepping forward, Mr. Becker closed the public portion.

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Mr. Porter made a motion to approve the application as presented. Mr. Becker seconded the motion.

AYE: Mr. Kaplan, Mr. Porter, Chairman Becker

The 2014 Historic Meeting Dates were proposed.

*January 21, 2014
*February 18, 2014
March 17, 2014
April 21, 2014
May 19, 2014
June 16, 2014
July 21, 2014
August 18, 2014
September 15, 2014
October 20, 2014
November 17, 2014
December 15, 2014
*January 20, 2015

*Falls after a Holiday

The minutes were approved with a unanimous "aye" vote.

CORRESPONDENCE

None

OPEN TO THE PUBLIC

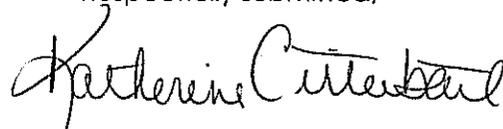
No public comment

ADJOURNMENT

Mr. Kaplan made a motion to adjourn the meeting. Mr. Porter seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:30 PM.

The next regular scheduled meeting will be held on January 21, 2014 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,



Katherine Citterbart
Historic Commission Secretary