

Springfield Township Planning Board Meeting  
April 15, 2014

Chair Jacques, called the meeting to order at 7:30 p.m., led the Flag Salute, and read the Open Public Meetings Statement. "Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 7, 2014;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing written notice to the Burlington County Times and Register-News.
- c. Filing written notice with the Clerk of Springfield Township.
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such service.

**Roll Call:**

Jo Jacques, Chairperson	Present
Anthony Marinello	Present
John Hlubik	Present
Bernard Dunn	Absent
Theresa Nicholson	Present
William Bauma	Absent
Stephen Makuka	Present
William Pettit, 1 <sup>st</sup> Alternate	Present
Michael Welsh, 2 <sup>nd</sup> Alternate	Present

Also present were Denis C. Germano, Esq., Board Solicitor; Mr. Jeff Ritcher PE, PP of Lippincott Jacobs; and Brian Slough, PP, AICP of Clarke Caton Hintz

**Minutes:**

January 6, 2014

Chair Jacques called for approval of said minutes. Mrs. Nicholson indicated that a typo on page 2 for her name was Mr. instead of Mrs. Mr. Pettit motioned to approve the amended minutes, seconded by Mr. Hlubik

**All in favor: Marinello, Hlubik, Nicholson, Makuka, Pettit, Welsh, Jacques**

**Opposed: None**

**Applications:**

**#1-14– Trinity Heating & Air Inc., Block 801, Lot 4.01**

**Minor Site Plan and Variances**

Mr. Richard Stone, Esq. handed an escrow check to the Board Secretary and he requested the application to be carried to the May 20, 2014 meeting without renote. Mr. Germano asked the public if anyone was present for the Trinity Application and no one responded.

**#2-14– Interstate Storage & Pipeline Corp. Block 501, Lot 10**

**Site Plan Waiver**

David Wollman, Esq. - Applicant Attorney

Mark M. Thompson, P.E. – Applicant Civil Engineer

Joseph F. Russo, PG, LSRP – Applicant Environmental Consultant

Joseph Graci – Applicant Project/Structural Engineer

## Alexander Dyson – Applicant Site Supervisor

Mr. Wollman, legal representation of the applicant, introduced himself to the Board. Chair Jacques indicated the Board will need to determine if the application is going before the proper Board and asked for opinions regarding the Solicitor's April 10<sup>th</sup> letter being it's a pre-existing, non-conforming use which cannot be expanded or modified unless acquiring use variances before the Zoning Board prior to coming before the Planning Board. Chair Jacques explains that based on the size of the current facility and the proposed changes to the facility, the changes would be negligible or insubstantial for the Planning Board to be the appropriate Board to hear the application. The application indicates that the perimeter will not change and they're adding 3 small storage tanks within the existing area. Chair gave an example of a warehouse where they are changing the internal layout of the shelves or how high they stack things or where they put them...would they be allowed to do that? Mr. Wollman responded in characterizing this whole issue, maybe it would be helpful to hear some of the application if the Board decides to do so. Chair indicated that the product brought in today, has 4 components already cooked in when delivered to Interstate and it goes out the same way. The proposal is that the applicant will bring in the same 4 components but at different times, stored separately on site and then mix them and send it out. Mr. Wollman agreed with Chair Jacques. Mr. Hlubik indicated that the minuscule amount in the tanks compared to what's already there is no problem. Mr. Marinello asked to the Board Solicitor that if approval is granted, would this set a precedent for future non-conforming uses. Mr. Germano responded as no. Mr. Makuka inquired about the higher concentration of the 3 chemical additives being more of a danger if a spill occurred, would it be hazardous to fire fighters. Mr. Wollman replied that it is the witness's area to discuss. Mr. Marinello asked Mr. Germano that if the Board agrees that this is proper Board venue to hear this application or not to hear it, and what the implications are. Mr. Germano responded that if this is the correct Board to hear it, then they just move on to confront the application requesting a Waiver of Site Plan. If it's decided the Planning Board does not have jurisdiction to hear the application, then they dismiss the application without prejudice and transfer to the Zoning Board. Mr. Germano further explained the MLUL to the newer Planning Board members of the separation of Board powers. Mr. Germano proceeded to administer the swearing in for Mr. Joseph Russo, Mr. Joseph Graci; Mr. Mark Thompson; and Mr. Alexander Dyson.

Exhibit A1, the Aerial Display of Property and Surroundings was introduced. Mr. Russo stated his credentials to the Board. The Board accepted Mr. Russo as an expert in his field. Mr. Russo testified the purpose is to store and transport the military owned jet fuel on barges up the Delaware River. Pipeline which leads from the terminal to the river are owned by Interstate. The fuel is stored in the terminal. Interstate ships the fuel to the military, McGuire-Ft. Dix-Lakehurst, by another pipeline which goes directly to the bases but they're also a major hub of defense fuel supply for the East Coast Bases and FEMA which is transported by truck. Interstate was approached by the agency for the military who indicated that it would be a cost of savings to buy the fuel without the chemical additives (Jet A Commercial Grade) and have Interstate inject the additives in the 12,000 fuel tank at the Interstate facility, then ship it out. Mr. Pettit asked how it is injected. Mr. Russo indicated that the engineers would be best to answer that question but he continued to say there are 3 chemicals; a Corrosion Inhibitor; a De-Icer (antifreeze - Glycol Ether); and CU (conductivity improver) will be stored at the facility, mixed with the commercial grade fuel and stored in all the tanks until it's sent out by truck to different bases or pumped out to McGuire via pipeline. Military provides the specs for the amount of additives to the fuel which will occur from the pipeline of JetA to the storage tanks. Exhibit A2 – Fuel Additive Tank Location showing tanks 1 through 10. Mr. Russo pointed out the South area of the facility to the 12,000 gallon tank and the 3 separate 250 gallon tanks. He described in detail of the fuel injection process and the manual pump/pour process. Mr. Dyson gave further explanation of the

process and clarification of the chemicals. The CU is static electric charge for the fuel; the Glycol Ether is antifreeze; the CI is a corrosion inhibitor. Mr. Russo described the containment of the chemicals. Mr. Makuka asked about an environment impact to the air. Mr. Russo said it is not an impact to the air and if spilled it would be removed by sand as an oil spill is cleaned up. Mr. Makuka asked of the human hazard. Chair Jacques indicated the MSDS didn't indicate it to be much different from the actual jet fuel. Mr. Russo and Mr. Dyson both indicated that Interstate has to comply with all agencies such as DEP, EPA, Coast Guard, and D.O.T... Mr. Dyson must provide a spill and operations plan 30 days prior to operations to the agencies for their review and approval. He also provides an FRP to the local First Responders. Mr. Makuka inquired of the concentrated form of each chemical. Mr. Russo indicated it's indicated in the MSDS. Mr. Marinello is concerned with contamination to the ground water. Mr. Russo responded that the containment would prevent the contamination of the ground water. Further discussion of the concentrations of the chemicals and jet fuel took place. Mr. Germano asked about the trucks that will come and go. Mr. Russo stated that there will be 3 trucks per month which is 1 truck per tank depending on the demand of fuel. Chair indicated that outbound will be 3 to 15 trucks per day besides the 3 to 5 trucks per month. Mr. Marinello asked what could be the impact to the company if this application were to be denied. Mr. Dyson indicated the military would take a huge hit. Mr. Russo stated that it would be devastating to the company and the bases if the jet fuel is not mixed with the chemical additives. Mr. Russo further stated that he is not aware of any other company that could perform this procedure and the military indicated that the additives will be injected to the jet fuel to save money. Exhibit A3 - The Elevation of Existing Tanks and Proposed 12,000 gallon per Mr. Graci. Mr. Graci indicated the proposed 12,000 gallon tank would be about 70' from the edge of Jacksonville Road and 52 from the edge of the property. The doubled walled tank is on a concrete pad located over screw piles with a containment mat and walls around it and 3 haunches so no mobility and shifting will occur. The 250 gallon tanks are 69' to the R-O-W and 75' to the guard rail and chain link fence between tanks and the road. Further discussion of exposures took place. Mr. Marinello gave example of the roadway drivers and a driver goes off the road towards the tanks. Mr. Russo indicated that the protection of the passerby drivers and the tanks is the guard rail already present. Mr. Makuka inquired again in regards to air exposure. Per Mr. Russo, the air exposure risk calculation is minimal and the State feels it is insignificant. He further indicated that farmers' equipment emit more vapors then these tanks. Mr. Dyson indicated that 20 some years ago, mixing additives was done on this site until the fuel was changed to contain all the chemicals. Mr. Pettit indicated that he was on the Zoning Board when it was approved many years ago. Chair Jacques asked the Board if this application is under the jurisdiction of the Planning Board. The vote will associate to "yes" based on testimony that fuel was mixed in the past. Chair asked for motion that this application is under the Planning Board's jurisdiction. Mr. Hlubik motioned, seconded by Mrs. Nicholson.

**Roll Call:**

**Marinello Yes, Hlubik Yes, Nicholson Yes, Makuka Yes, Pettit Yes, Welsh Yes, Jacques Yes**

**Motion passed unanimously**

Mr. Ritcher read his April 3, 2014 Review Letter from Zoning through General Comments. Zoning items #2 Require variances; #4 Requires a building coverage variance; #5 Variance waived; #6 Variance waived; and #7 Buffer requirements waived. Under General Comments, items #1 Site Plan Waiver ok to grant; #2 Test was provided; #3 Test was provided; #4 The water separation is in place; #5 Obtain outside agency approvals. Further discussion of Review Letter ensued. Mr. Graci gave overview of the proposed shelter over the platform of the 2 250 gallon tanks as displayed in Exhibit A4. The height is 14'10". The 2<sup>nd</sup> level is closed and the bottom is closed on 3 sides for ventilation per Mr. Graci. Both tanks will be located within this shelter. Mr. Russo also indicated that this is a Storm Water Best

Management Practice. Mr. Marinello asked about lights or electricity in the shelter. Mr. Graci said lights would be installed. Mr. Marinello asked if chemicals can eat through impervious layer. Mr. Russo replied by describing the impervious layer and indicated no, it cannot. Chair asked for any other Board questions. Being no Board questions, Chair Jacques opened the floor to Public Comment for this application. Being no public comment, Mr. Hlubik motioned to close public comment, seconded by Mr. Marinello. All in Favor. Chair Jacques asked for motion to approve application while siting Site Plan Waiver; the shelter, building coverage and other waivers. Mr. Hlubik motioned to approve application, seconded by Mr. Makuka.

**Roll Call:**

**Marinello Yes, Hlubik Yes, Nicholson Yes, Makuka Yes, Pettit Yes, Welsh Yes, Jacques Yes**

**Motion passed unanimously**

**Correspondence:**

- Beth McManus re: COAH

Mr. Slough gave an overview of the latest update on COAH. The Supreme Court to approve new ground rules to 3<sup>rd</sup> Round by May 1<sup>st</sup> and publish the new rules in NJ Register by June 2<sup>nd</sup> for public comment and final adoption by November.

**Other Business:**

None.

**Public Comment:**

Chair Jacques opened the floor to public comment. Being no public comment, Mr. Marinello motioned to close, seconded by Mr. Hlubik.

Motion carried unanimously.

**Adjournment:**

Mr. Hlubik motioned to adjourn, seconded by Mr. Pettit. Motion carried unanimously. Meeting adjourned at 9:30 pm.

Respectfully submitted,



Susan A. Minock

Planning Board Secretary

**PUBLIC NOTICE**

Please take notice the Springfield Township Planning Board meeting scheduled for Tuesday, May 6, 2014 at 7:30 PM has been cancelled.

The next scheduled meeting is Tuesday, May 20, 2014 at 7:30 PM.

Date: April 17, 2014

Patricia A. Clayton  
Land Use Administrator

Springfield Township Planning Board Meeting  
May 20, 2014

Chair Jacques, called the meeting to order at 7:30 p.m., led the Flag Salute, and read the Open Public Meetings Statement. "Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 7, 2014;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing written notice to the Burlington County Times and Register-News.
- c. Filing written notice with the Clerk of Springfield Township.
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such service.

**Roll Call:**

Jo Jacques, Chairperson	Present
Anthony Marinello	Present
John Hlubik	Present
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma	Present
Stephen Makuka	Present
William Pettit, 1 <sup>st</sup> Alternate	Present
Michael Welsh, 2 <sup>nd</sup> Alternate	Present

Also present were Denis C. Germano, Esq., Board Solicitor; Mr. Jeff Ritcher PE, PP of Lippincott Jacobs; and Brian Slough, PP, AICP of Clarke Caton Hintz

**Minutes:**

April 15 2014

Chair Jacques indicated an error on page 3 about ½ way down the paragraph; "...he is not aware of any other company that could this" should be "he is not aware of any other company that could perform this". Chair called for approval of said minutes with amendment. Mr. Marinello motioned to approve the amended minutes, seconded by Mr. Hlubik

**All in favor:** Marinello, Hlubik, Nicholson, Makuka, Pettit, Welsh, Jacques

**Abstained:** Bauma, Dunn

**Opposed:** None

**Applications:**

**#3-14– Columbus Farmer’s Market, Block 801, Lot 2.01; 2.02; 2.03; 2.04; 2.05; 4.01; 9.02**

**Amended Site Plan Review**

Matthew McCrink, Esq. - Applicant Attorney

Charles Franklin Pratt – Applicant

Chair Jacques asked if the applicant’s professionals received the Board’s Professionals’ review letters. Mr. McCrink indicated that they did and their paralegal provided notice of this hearing. Mr. McCrink gave overview of the application for an amended Site Plan approval to expand the existing shed display area by 30,525 sq. ft. The existing shed display area is 32,860 sq. ft. This expansion is to accommodate the Amish vendor’s expansion of his outdoor shed business and he wants to also sell playground

equipment outside. There will be no rent increase to the vendor. The proposed expansion will be on the grass area and there are no adjoining property owners around the area but the farmer's market. The applicant wants to just accommodate the vendor. About 7 trees will be relocated. The expansion will not impede on the traffic. It is an expansion of a nonconforming aspect. Theoretically, the ordinance does not allow for public displays, although it already exists, they just want to make it bigger. Mr. McCrink pointed out that Mr. Pratt, the property owner, is present and he can take questions.

Mr. Richter read his review letter in full. The Zoning Board had previously approved the existing outside storage area and now the applicant is seeking approval to expand upon it. Mr. McCrink indicated for the General Comments; item 1: the proposed area will have the same stone surface and they will provide the plan. Mr. McCrink also stated that they would not touch the septic area as requested in item 2. After Mr. Richter completed his reading of the review letter, Chair Jacques specified for the record that the applicant had indicated that in his brief introduction that this was a nonconforming use and it's not really; the ordinance says that you can have outside storage if the Board approves it. Mr. McCrink stated that no additional lighting will be installed; no impact to the drainage basin.

Mr. McCrink swore in Mr. Pratt. Mr. Pratt reaffirmed Mr. McCrink's comments.

Mr. Slough gave overview of his review letter. They spoke of the parking as no additional draw to the site; with the landscaping, the expansion will not be seen by Route 206 traffic; and the tree species recommended by the Board Planner was briefly discussed.

Chair Jacques opened the floor for public comment for this application. Being no public comment, Mr. Hlubik motioned to close, seconded by Mr. Marinello. **All in favor:** Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Pettit, Welsh, Jacques

**Opposed:** None

The Chair asked the Board for any further questions. Being no further questions, Chair asked the Board to entertain a motion to approve the application. Mr. Hlubik motioned, seconded by Mr. Pettit.

**All in favor:** Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Pettit, Welsh, Jacques

**Opposed:** None

Motion passed unanimously

#### **#1-14– Trinity Heating & Air Inc., Block 801, Lot 4.01**

##### **Minor Site Plan and Variances**

(carried from the April 15, 2014 meeting)

Richard Stone, Esq. - Applicant Attorney

Lawrence Murphy, P.E. – Applicant Engineer

Kevin Alexander Kura – Applicant's Director of Installation & Design

Charles Franklin Pratt – Property Owner of Columbus Farmer's Market

Mr. Stone introduced himself to the Board as legal representation of Trinity Solar. He also indicated that the Engineer, Mr. Murphy, will testify as witness and the Electrical Engineer is also present. Mr. Stone gave overview the application since last before Board. The arrays have been moved sufficiently from Route 206 so the necessity for buffering has been reduced. He is asking for the Site Plan approval for the solar arrays and would like the Board to consider the applicant's suggested absence of buffering.

Mr. Stone introduced Mr. Murphy to the Board. Mr. Germano swore in Mr. Murphy. Mr. Murphy gave his credentials to the Board and he was accepted as an expert in his field. Mr. Murphy provided Exhibit A1 to the Board. It is a copy of the Site Plan submitted with the application with the revision to the location of the arrays which is location #3; dated as 4-17-14. The array panels are further away from Route 206 and better screened. The actual array will be located on lot 2.01. He gave description of the array placement. The 4 arrays are free-standing to be located in the parking area. Each array is about 33' wide; 288' long. The array will be angled toward the south of the sun at 10 degrees; approximately 33' in between each array; the arrays will be located on steel posts that have been cut off which being to delineate parking at the center of 2 parked cars and those array supports will actually be in line with the wooden telephone poles that have been cut off so they won't obstruct the parking area. He spoke of the existing solar arrays around the property atop of buildings which didn't require Board approval but being this proposal is freestanding, it requires the Board' Site Plan approval.

Mr. Murphy indicated that the Township ordinance requires buffering for all commercial or non-resident activity that abuts a property line or street/highway that's adjacent to a residential zone or a residentially used property. To the south is AR zoned property and to the east is Farmer's Market Community Commercial zoned property. The area abutting Route 206 which is adjacent to an agricultural zone is approximately 58' in width. With that said, Lot 2.01 already has existing natural vegetation buffering and buildings that would buffer this array. Also from the north looking south there is a substantial buffer. The interpretation of buffering is to try to limit/mitigate view of a structure to residences or roads where motorists are passing by as per Mr. Murphy.

Mr. Murphy gave description of traveling along Route 206 of what can be seen on southbound and northbound. He provided Exhibit A2 dated 4-17-14 being the overall Site Plan used as a photo legend to show what is seen by a person standing by the roadway. There are arrows pointing to the sites of where photos had been taken. Exhibit A3 are the photos corresponding to the 1<sup>st</sup> arrow showing southbound looking to Columbus Market and the site cannot be seen coming on northbound lanes. Exhibit A4 is photo of the cell tower and the John Deere building corresponding to 2<sup>nd</sup> arrow. The array is located behind ground surface and a building which is not visible to the road. Exhibit A5 corresponds to 3<sup>rd</sup> arrow and displays moving northbound on Route 206; some trees are in place and not visible. Exhibit A6 corresponds to 4<sup>th</sup> arrow. Seeing with peripheral vision, it can be seen about 1/4" in height with the buffering in place. Exhibit A7 corresponds with 5<sup>th</sup> arrow. On northbound side looking towards the array (photo shopped in array), behind the parking area with a 9' chain link fence and the site can only be seen as a passenger in the car if the passenger's head was turned at 90 degrees. Exhibit A8 corresponds with 6<sup>th</sup> arrow which displays the picnic and vendor area with 7' chain link fence and the site is not visible. Mr. Stone asked the Board for the absence of the additional buffering due to the existing buildings, fences and trees as shown by the exhibits.

Mr. Murphy addressed Mr. Richter's (Engineering) review letter starting with General Comments. He indicated that sound is not an issue. There is no roof structure; the arrays will sit on steel purlins to prevent water from draining through and gutters are not needed. Mr. Richter has a concern of ice sliding off onto cars or injuring people. Mr. Pratt interjected that this portion of the parking lot is closed for the winter from January 1<sup>st</sup> to April 1<sup>st</sup>. It will not be an issue in the winter months. Mr. Stone indicated that there was never an incident and they have this type of structure in other parking lots being steel posts with the steel structure having the arrays on top as per Mr. Murphy. Mr. Bauma asked if kids are able to access it or someone running into the posts. Mr. Murphy indicated the posts are on an elevated concrete base just as light posts. The panels will be out of reach to anyone being it will be 10'



in height. Mr. Hlubik asked about box trucks over 10' traveling under it. Mr. Murphy said box trucks should not be allowed in that area.

Mr. Germano swore in Mr. Kevin Alexander Kura and gave his credentials as a Director of Installation and Design. Mr. Kura helped to design this site. He gave overview of the modules. Nothing is energized on the modules; they have double insulated piping. Mr. Kura indicated the modules are over 8' in height. Mr. Bauma asked if there could be any stray electricity and Mr. Kura's response was no. Mr. Murphy went on with the Board Engineer's review letter. If the light pole is a conflict, then it will be moved. The remainder of the General Comments section is not a problem.

Moving on to the Zoning section of Mr. Richter's review letter, Mr. Murphy agreed with item 1. Item #2, Mr. Murphy indicated that there is no need for further buffering for the intent of the ordinance. Item #2 is ok in regards to removal of the solar panels if the facility's operations have been discontinued for 18 months.

Mr. Slough's (Board Planner) review letter was addressed by Mr. Murphy. Starting with Variances & Design Exceptions, Item 4.1; a variance is not needed for the front yard setback being it was moved back. Item 4.2 indicates a buffer variance but Mr. Murphy feels a buffer variance is no longer necessary. Item 4.3 indicates that the impervious roadway exception has been eliminated with the change in location. Item 4.4 regarding the Hedgerow & Windbreak Characteristics Exception, there is more information on the plan. Site Plan Comments section is next. Item 5.1 discusses a little bit of the history of the Location of the Solar Facility. It indicates a preference to other locations and this one is preferable. Item 5.2 regards Parking. A car would pull up to the column so no loss of parking has been lost. Items 5.3 (Buffering) and 5.4 (Solar Facility Design Exceptions) are more informational as per Mr. Murphy.

Chair Jacques asked the Board if any questions or comments. Mr. Slough was sworn in by Mr. Germano. Mr. Slough, the Board Planner, sitting in for Mr. Carl Hintz, had some questions. The discussed height clearance bar to the entrance of the parking lot. Mr. Murphy said he would speak with Mr. Pratt. Mr. Slough asked about RV parking being set aside in another location. Mr. Pratt said parking is not feasible for RVs. Box trucks come in on Thursdays and there have been no problems in the past being the existing poles are 10' in height. Tractor trailers do not park in that location. Parking is mostly vendors and pickup trucks. Mr. Slough gave suggestion to buffering. Mr. Pratt gave description of driving by. Further discussion took place.

Chair Jacques opened the floor to public comment. Being no public comment, Mr. Hlubik motioned to close public comment, seconded by Mr. Marinello. **All in favor:** Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Pettit, Welsh, Jacques

**Opposed:** None

The only issues are the buffering and the gutters. Chair feels more buffering is unwarranted. Mr. Richter indicated the gutters are no longer an issue. Further discussion regarding the buffering with description of buffering by Mr. Slough. Chair is inclined to think that additional buffering is not going to have any impact on the site. If no further comment or questions from the Board, Chair Jacques called for motion to approve the application with the requested buffering waiver. Mr. Hlubik motioned, seconded by Mr. Pettit.

**Roll Call:**

**Yes:** Marinello, Hlubik, Dunn, Nicholson, Bauma, Makuka, Pettit, Welsh, Jacques

**No:** None

Motion passed unanimously

Mr. Stone indicated that he asked for a resolution to be memorialized this evening so Mr. Germano drafted 4 resolutions to suit various results. Mr. Germano handed out the resolution being consistent with the results of the application. The Board read it over.

**Resolution #1-14– Trinity Heating & Air Inc., Block 801, Lot 4.01**

**Minor Site Plan and Variances**

**Motion:** Nicholson; 2<sup>nd</sup>: Marinello

**All in favor:** Marinello, Hlubik, Bauma, Nicholson, Dunn, Makuka, Pettit, Welsh, Jacques

**Opposed:** None

Motion passed unanimously

**Informal:**

- Robert Dyson

Legal representation is Mr. Jonas Singer, Esq. for Mr. Dyson. At 9:12pm, Mr. Bauma recused himself. Mr. Singer gave overview of the informal request as Mr. Dyson wants to sell farmland and the potential purchaser wants to carve off an existing farm house to maximize the ground without intentions of constructing anything new. Mr. Singer referred to photos of the property and the tax map. The tax map shows there are existing undersized lots. A subdivision plan will be submitted. They're looking for feedback from the Board. Chair asked if this would be for the Zoning Board. Mr. Germano responded as no because it would be a minor subdivision. Mr. Singer indicated that buyers are not indicating to build a house. Mr. Germano said no present intention of doing so. Mr. Slough asked about the size and Mr. Singer responded as 1 acre in size. Photos were distributed to the Board and they reviewed the photos. Chair indicated that it seems reasonable and consistent with farmland. There's not enough frontage to cut off another lot. Mr. Hlubik asked about the lane being taken with the carve-out of the 1 acre. Mr. Dyson responded that would not happen. Mr. Dunn indicated that it would be reasonable and Mr. Marinello also indicated it would be reasonable. Mr. Singer thanked the Board.

**Resolution: #2-14– Interstate Storage & Pipeline Corp. Block 501, Lot 10**

**Site Plan Waiver**

**Motion:** Hlubik; 2<sup>nd</sup>: Marinello

**All in favor:** Marinello, Hlubik, Bauma, Nicholson, Dunn, Makuka, Pettit, Welsh, Jacques

**Opposed:** None

Motion passed unanimously

**Public Comment:**

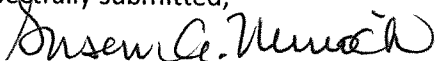
Chair Jacques opened the floor to public comment. Being no public comment, Mr. Hlubik motioned to close, seconded by Mr. Pettit.

Motion passed unanimously.

**Adjournment:**

Mr. Marinello motioned to adjourn, seconded by Mr. Bauma. Motion passed unanimously. Meeting adjourned at 9:27 pm.

Respectfully submitted,



Susan A. Minock  
Planning Board Secretary