

MINUTES OF THE MINOR SITE PLAN & SUBDIVISION COMMITTEE
MEETING OF THE PARSIPPANY-TROY HILLS
PLANNING BOARD
MONDAY MAY 21, 2007

Mr. Purzycki called the meeting of the Minor Site Plan and Subdivision Committee of the Planning Board on Monday May 21, 2007 to order at 7:00 PM.

Members Present: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Purzycki

Also Present: Mr. Snieckus

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".

The meeting was open to the public. There was no one in the public wishing to speak.

The case on the agenda is Realogy Company, Block: 202 Lot: 3.07, Minor Site Plan, Application #07:506. Joseph O'Neill is representing the applicant.

Reports for the record:

Burgis Associates dated April 17, 2007
Township Engineer dated May 21, 2007
Fire District #6 dated May 9, 2007.

Mr. O'Neill explained that the proposal is for a stand-by generator. It is a very minor change to the site. Mr. Purzycki asked Mr. O'Neill to review the reports. The Burgis report has many waivers listed. Mr. O'Neill said he is in agreement with the report and the list of waivers will be part of the approval.

Mr. O'Neill called Mr. Spencer from Lewis Goodfriend & Associates as engineer and is to study on the acoustics. He was qualified. He said he has evaluated the noise from the proposed generator and combined that with the noise from the existing cooling tower and the levels meet all state and township noise regulations. These findings are shown in a March 5, 2007 report. Mr. O'Neill marked the letter as exhibit A-1.

Mr. Spencer summarized the report. The emergency generator is a 500kw model that will be located in a sound attenuating enclosure. He referred to Exhibit A-2, a rendered site plan. He showed where the emergency generator will be located.

He said the nearest residents are located about 900 feet from the generator location. The nearest commercial property is located across Campus Drive approximately 260 feet.

Mr. Spencer said his evaluations do not include the effects of a berm on the site. Mr. Purzycki asked if the generator meets all of the Township regulations for both day and night times. Mr. Spencer assured him it does. He tested the existing sound levels at both the commercial neighbor and the closest residence and then added the noise as listed in the unit specs.

Mr. Purzycki confirmed that the generator is for emergency use only and the required testing. Mr. O'Neill introduced Mr. William Aman, the engineer for the project. He said the testing will be done weekly for 20 minutes. The testing will be done during business hours, the same as for the generator that is being replaced. The existing generator is no longer large enough for the purpose.

Mr. Purzycki asked about the fuel Mr. Aman said there is an 898 gallon fuel tank sub-base with double wall and leak alarm. The existing generator will remain as a stand-by for the stand-by, so that 500 gallon tank will remain. That tank also meets the most current standards.

Mr. O'Neill said they will comply with the comments from the Fire District and will show pavement thickness per the memo from the Township Engineer on revised plans.

There were no further questions. Ms. Baldwin made a motion to approve the Minor Site Plan for Realogy Company, Application #07:506 subject to the reports from Burgis Associates dated April 17, 2007, Fire District #6 dated May 9, 2007 and the Township Engineer dated May 21, 2007. Seconded by Mr. Burns. Ayes: Ms. Baldwin, Ms. Banks, Ms. Bronfman, Mr. Burns, Mr. Purzycki.

Meeting adjourned at 7:15 PM.