

**Upper Pittsgrove Township  
Land Use Board Minutes  
February 21, 2019**

**TO:** Township Committee  
Land Use Board Members

Linda R. Stephens, Twp. Clerk  
L. Andrew Hoglen, Zoning Officer

A regular meeting of the Upper Pittsgrove Township Land Use Board was held in the Township Hall on the above date. The meeting was called to order at 7:30 P.M. by Board Chairman reading the public announcement stating that adequate notice had been given provided under the “Open Public Meetings Act” and a flag salute.

**Members present were:** Jack Cimprich, Thomas Buzby, William Gantz, Ralph Sickler, David Zeck, Jr., Michael Foote and Linda Stephens.

**Also present was:** Adam Telsey, Esq., Board Solicitor, J. Michael Fralinger, Jr., Mark Fekete, Esq., Ryan Whitman, Stewart Weiser, Kristy Cronin, Adelberto Lopez, Nick Salvatore, various other Atlantic City Electric representatives, and Krissy DeFrehn, Recorder.

**Business to come before the Board:**

1. Minutes from January 17, 2019
2. Atlantic City Electric

**1. Minutes –**

A motion to approve the minutes from the January 17, 2019 meeting was made by David Zeck, Jr. This motion was seconded by Ralph Sickler and adopted unanimously.

**3. Atlantic City Electric – Block 70 Lot 8.03 – Bridgeton Road**

The Vice-Chairman opened the hearing for Atlantic City Electric (ACE). ACE was seeking Conditional Use approval for upgrades to the existing site. A Bulk Variance was being requested for the proposed new fencing. ACE was also requesting minor site plan approval. Mark Fekete, Esq. represented ACE for this application. Mr. Fekete explained the nature of the application. The proposed site changes included replacing the existing perimeter fencing with an 11 foot chain-link fence topped with barbed wire. Sixteen foot poles would be installed that would have site monitoring cameras (infrared), and motion detection, and finally new electronic gates. Ryan Whitman, Project Manager, stated that this security is now required for all “highly critical” substations. The images

would be monitored off-site in Maryland. Mr. Whitman stated they were proposing to construct a control enclosure, 13.5' by 20.5', which would be the "brains" for this new system. This enclosure would be unmanned. The gate would be powered and opened via a card. The proposed construction would begin around the first of May and be completed by the end of October. No additional lighting would be required. Mr. Whitman continued that they would work with Emergency Responders as to the signage language for the area. Board member, Thomas Buzby, questioned if the new proposed enclosure would be the only visible change. Mr. Whitman responded that it would not be visible from outside the area. He also noted that the landscaping. Mark Herman, Engineer for the applicant, explained to the Board the uses on the property as it relates to the surrounding properties. He stated that applications had been filed with the Salem County Planning Board and Salem Soil Conservation. Kirsty Cronin, Environmental Planner testified that the wetland area would remain undisturbed.

Board Engineer, J. Michael Fralinger, Jr. commented on the February 19, 2019 review letter as to completeness. He noted the following waiver requests: Checklist "B"-Items #9 Landscaping. He had no objection to granting the waiver since the existing landscaping would remain intact. Thomas Buzby made a motion to grant the requested waiver and to deem this application complete. Michael Foote seconded the motion which was adopted unanimously. Mr. Fralinger continued with the technical review. As to the comments: 1. the fence required a Bulk Variance because it exceeded the 10 foot height limit in the ordinance. 2. The applicants Environmental Planner addressed by her statements. The site plan would be revised to show the delineated wetlands and habitat assessments. Mr. Fralinger stated that estimates needed to be done for the bonding.

The Board Vice-Chairman questioned Mr. Whitman as to why the eleven foot fence instead of the ordinance permitted ten foot. Mr. Whitman stated that it was company policy for those types of sites. The Vice Chairman opened the hearing to the public for comment. There being none, he closed the comment portion of the hearing. The Board Solicitor, Adam Telsey, reviewed the application requests. The applicant was requesting preliminary and final Minor Site Plan approval as well as Conditional Use with Bulk Variance. Thomas Buzby made a motion to grant the Conditional Use with Bulk Variance and for the Preliminary and Final Site Plan. This motion was seconded by Ralph Sickler and adopted unanimously.

There being no further comment and business before the Board, Thomas Buzby made a motion to adjourn the meeting. This motion was seconded by Edward Meschi and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board