

**BOROUGH OF LAKEHURST LAND USE BOARD
REGULAR MEETING
AUGUST 28, 2017
MINUTES**

MEETING OPENED AT 7:30 P.M. BY MAYOR HARRY ROBBINS.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ BY BOARD SECRETARY DUGAN:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO TWO NEWSPAPERS, AND POSTED, THAT A REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-EIGHTH DAY OF AUGUST, 2017 AT THE HOUR OF 7:30 P.M. TO BE HELD IN THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, AT WHICH TIME THE BUSINESS OF THE BOARD WILL BE CONDUCTED."

ROLL CALL:

*Alternate Member

MAYOR ROBBINS: PRESENT

SIDNEY HOOPER: PRESENT

COUNCILMAN OGLESBY: PRESENT

ROBERT MCCARTHY: ABSENT

BRYAN LEVANCE: ABSENT

MARANDA SALAS: ABSENT

DAVID BURTON: ABSENT

DAVID SUMNER: ABSENT

KEVIN FORD: PRESENT

*#1 ANDREW HODGES: PRESENT

APPROVAL OF MINUTES:

Motion by: Sidney Hooper

Seconded by: Steven Oglesby

To approve minutes of July 24, 2017 Regular meeting. Roll call vote held. All votes affirmative.

OLD BUSINESS:

MEMORIALIZATION OF RESOLUTION APPROVING THE APPLICATION OF ANTHONY CATALANO FOR MINOR SITE PLAN APPROVAL FOR THE PROPERTY DESIGNATED AS 29 UNION AVENUE, BLOCK 68; LOT 1:

Motion by: Steven Oglesby

Seconded by: Kevin Ford

To memorialize resolution approving the application of Anthony Catalano for minor site plan approval for the property designated as 29 Union Avenue, Block 68, Lot 1. Roll call vote held. All votes affirmative.

NEW BUSINESS:

APPLICATION OF VERIZON NEW JERSEY, INC. FOR MINOR SITE PLAN AND

CONDITIONAL USE APPROVAL FOR THE PROPERTY DESIGNATED AS 2 BROWN AVENUE, BLOCK 72, LOT 3 AND 5 FOR THE INSTALLATION OF AN EMERGENCY GENERATOR AND ADDITIONAL AIR CONDITIONING UNIT:

Nicholas Talvacchia, attorney for the applicant began his presentation at 7:32 p.m. Mr. Talvacchia stated his client is seeking to install a new emergency generator, air conditioning unit, and fencing as part of Verizon's effort to upgrade to ensure reliability. Mr. Talvacchia added the unmanned site is visited occasionally by technicians.

Jeffrey Reynolds, architect for the applicant, was sworn to give testimony at 7:34 p.m. by Land Use Board Attorney Walter Schoenewolf.

Mr. Talvacchia requested that the rendered site plan be introduced as Exhibit A-1 which was marked as such.

Mr. Reynolds described the site and added while the building is classified as a central office, it actually houses equipment to "help the phone system function."

Mr. Reynolds added a new emergency generator is need which will be located at the rear of the building and added that setback requirements are met. Mr. Reynolds added that existing lot 5 will be consolidated eliminating a need for a variance for lot width for existing lot 5.

Mayor Robbins asked the size of the generator as he would prefer that test on the generator not be run automatically and added for generators above a certain level of kilowatts, the Department of Environmental Protection requires air quality checks.

Councilman Oglesby asked the preference for the height of the proposed fence.

Mr. Reynolds replied he would prefer an eight foot high fence.

Mayor Robbins suggested that improvements be made to the landscaping of the property which was agreed to by Mr. Talvacchia.

Board Attorney Walter Schoenewolf asked if the existing emergency generator located within the building would be removed.

Mr. Reynolds replied the existing generator would be disconnected.

Board Engineer John LeCompte stated the proposed generator is 250 kilowatts.

Mr. LeCompte asked if a temporary generator is on site.

Mr. Reynolds replied there is a temporary generator on site until the new generator is operating.

