

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 10, 2009**

PRESENT: Thomas M. Ryan, Chairman
William S. Agress, Vice-Chair
Anthony P. Carabelli, Freeholder
Edward W. Fedorko, Jr.
Jack Flood
Samuel M. Rubino
Gregory Sandusky, County Engineer

ALSO PRESENT: Robert Ridolfi, Board Counsel
Donna M. Lewis, Planning Director
Leslie Floyd, Assistant Planning Director
Richard J. Smith, Planning Board Secretary
Lisa Fritzinger, Staff
Matthew Lawson, Staff
Katrina Placer, Staff
Marisa Wiczorek, Staff

Mr. Ryan called the meeting of the Mercer County Planning Board to order at 9:05 a.m.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on May 19, 2009.

II. APPROVAL OF MINUTES

Mr. Agress made a motion to approve the minutes of the May 13, 2009 Planning Board meeting and Mr. Flood seconded the motion. The minutes were approved with the following vote:

Y	Thomas M. Ryan	Y	Jack Flood
Y	William S. Agress	Y	Samuel M. Rubino
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko, Jr.		

III. PUBLIC COMMENT

There was no public comment.

IV. OLD BUSINESS

- a. Proposed amendment to the Mercer County Water Quality Management (WQM) Plan.

Mr. Paul Pogorzelski, P.E. (Hopewell Township Administrator/Engineer) addressed the Board to answer questions which were asked during the May 13, 2009 Public Hearing on the Mercer County Water Quality Management Plan which was held during the Board's May Planning Board Meeting.

Mr. Pogorzelski noted that property known as Back Timberlane, owned by the Hopewell Valley Regional School District was included by Hopewell Township in the Sewer Service Area for the Stony Brook Regional Sewerage Authority. The School District recently completed construction of athletic fields used by the schools and local community organizations on the Back Timberlane property. As of June 1, 2009, there are no buildings on the property, however, a concession stand and restrooms could be constructed in the future for use during athletic events. Discharges from the concession stand/restrooms were calculated to be 6,000 gallons per day for events with 1,200 persons attending.

Objection to the inclusion of this property in the expanded sewer service area were raised by two residents that live in proximity to the School properties. The concern of the residents is that wastewater discharged to a sewer would be removed from the property for treatment and discharge and therefore, would diminish available groundwater resources in an area where wells have failed. The objectors requested that in addition to the sewer service to Back Timberlane that public water be supplied to this area.

Mr. Pogorzelski stated that as a result of the concerns raised by the two property owners, Hopewell Township requested M2 Associates to review the site-specific hydrogeologic conditions and determine if inclusion of the Back Timberlane property in the sewer service area would result in adverse impacts to groundwater resources within the area. (A report was completed by Matthew J. Mulhall, P.G. of M2 Associates Inc. dated June 8, 2009 and was presented to the Board prior to this meeting).

Mr. Pogorzelski advised the Board that based on Mr. Mulhall's report, the extension of the sewer service area to include the Back Timberlane property should be included within the amendment to the Mercer County Water Quality Management Plan and that there will be no environmental impact associated with it for the following reasons.

1. Extension of the sewer service area will not result in adverse impacts to groundwater resources.
2. The extension of the sewer service area offers greater protection of groundwater quality than a septic system. Contaminants accidentally or intentionally discharged at the site would be removed for treatment and not permitted to infiltrate to groundwater.
3. Recharge to the aquifer system beneath the site during the "Drought of Record" will significantly exceed the volumes of wastewater infrequently removed from the property during athletic events. Rates of natural replenishment will not be exceeded and therefore, groundwater resources will not be adversely impacted.
4. The homes along Scotch Road, especially in the northern portion near Pennington-Harbourton road, and along Pennington-Titusville Road near the intersection of Scotch Road are located in a hydraulically separated drainage basin from Back Timberlane. These residences are not reliant on groundwater resources beneath the School District property. Any historical problems with wells in or near this section of Scotch Road are not related to Back Timberlane. Residences located to the northeast and southeast of the Back Timberlane property could be reliant on recharge to the aquifers beneath the athletic fields. Sufficient recharge, even during a repetition of the "Drought of Record" will be available to meet demands. The Sewer service extension will not alter these conditions.

Mr. Pogorzelski also noted the following reasons for including the Back Timberlane property in addition to the environmental reasons.

1. The Timberlane School property is on a contiguous tract of land to the High School, owned by the School District. He stated that it made sense to include the site within the Sewer Service Area since the High School Campus located on the contiguous tract is already in the Sewer Service Area and if the two lots were consolidated for school expansion, it would not make sense for that part of the property to not be included. He also noted that this is the location where the school should expand if needed.
2. The cost of a septic system is more expensive compared to the cost of a waste water connection to the Timberlane School. He noted that the cost to connect to the system would be about 1/3 less than the septic system.
3. The Township Committee has endorsed the inclusion of this site.

In response to questions from the Planning Board Mr. Pogorzelski made the following comments.

1. He did not know if public water would ever be extended to this area.
2. He stated that he does not expect that there will be more of a depletion of the ground water than expected due to the action already taken through the zoning and growth constraints in the area and the type of analysis the Township does with development.
3. He noted that the Township is protecting its ground water resources and have drilled monitoring wells to monitor ground water depletion. He stated that the Township has down zoned these areas as a means to protect the ground water.
4. He stated that in the planning of the athletic fields, the Township did an analysis of the areas geology and placed all of the storm water management facilities to maximize ground water recharge of the athletic complex.

Mr. Arnone, one of the objectors from the May hearing, referenced his May 20, 2009 letter to the Board where he took issue with Mr. Mulhall's report. He believes that connection of Back Timberlane to sewer will cause depletion in groundwater recharge. He stated that he was not opposed to the development of the athletic fields and the extension of sewer but he only requests that public water be extended to the area.

Mr. Pogorzelski stated that he does not believe that 6,000 gallons per day of wastewater for events with 1,200 persons attending will be generated by the proposed facilities on Back Timberlane. These estimates are based on the DEP regulations for calculation of flow and thinks that the discharge will be closer to less than 2,000 gallons per day for events with 1,200 persons attending. He noted that if the Township sees a pattern of well failures within the Township, they will investigate to see why it is happening. He also noted that random well failures will happen for various reasons which are not always due to ground water levels.

Having no other comments, Mr. Ryan asked for a motion. Mr. Agress made the motion to approve the plan and Mr. Flood seconded the motion. The plan was approved with the following vote:

Y	Thomas M. Ryan	Y	Jack Flood
Y	William S. Agress	Y	Samuel M. Rubino
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko, Jr.		

V. NEW BUSINESS

There was no new business

VI. CORRESPONDENCE

- a. Letter dated May 20, 2009 from Anthony P. Arnone concerning proposed amendment to Water Quality Management Plan.

VII. ADJOURNMENT

Mr. Agress made the motion to adjourn the meeting and Mr. Flood seconded the motion. The meeting was adjourned at 9:25 a.m. with the following vote:

Y	Thomas M. Ryan	Y	Jack Flood
Y	William S. Agress	Y	Samuel M. Rubino
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko, Jr.		

Respectfully Submitted,

Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.