

(The following matters were known at agenda deadline. Other matters may arise thereafter that need timely consideration or reaction.)

MINUTES

CLINTON TOWNSHIP PLANNING BOARD

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August 1, 2016

7:30PM

PUBLIC SAFETY BUILDING

1370 Route 31N

Annandale, NJ 08801

Chairman Cimei called the meeting to order at 7:31pm.

Chairman Cimei led the Flag Salute.

Chairman Cimei read the Public Notice.

This is the August 1, 2016 public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

MEMBERS IN ATTENDANCE

Higgins, Kleinhans, Mardini, McTiernan, Scheick, Cimei, Pfeffer

Ms. Butcher arrived at 7:40pm

MEMBERS ABSENT

Kilduff

BOARD PROFESSIONALS/STAFF IN ATTENDANCE

Jon Drill, Esq., Board Attorney

Cathy Marcelli, PE, Board Engineering Expert

Kendra Lelie, PP, AICP, Board Planning Expert

John Olivo, LLA, Board Landscape Expert

Joseph Fischer, Board Geology Expert

Joanne Sekella, Board Stenographer

Denise Filardo, Board Secretary

CAPITAL IMPROVEMENT – MASTER PLAN CONSISTENCY REVIEW

CLINTON TOWNSHIP BOARD OF EDUCATION

Project and Master Plan Review Pursuant to N.J.S.A. 40:55D-31

Application No. CTPB-2016-07

Patrick McGaheran School, Block 28.01, Lot 12.04

63 Allerton Road, Annandale

Round Valley School, Block 3, Lot 19

128 Cokesbury Road, Lebanon

Mr. Andrew Holt, PE of Suburban Engineers explained the projects for Clinton Township Board of Education.

Mr. Holt discussed the plans to make improvements to the wastewater treatment facilities at both Patrick McGaheran and Round Valley Schools.

Board Attorney Drill read N.J.S.A 40:55D-31a pertaining to the requirement for review by Planning Board before taking action necessitating the expenditure of any public funds, incidental to the location, character or extent of such project.

The Board instructed Secretary Filardo to draft a letter to the Board of Education noting the board’s finding that the proposed projects are not inconsistent with the Township Master Plan.

The Board also asked Secretary Filardo to notify the Zoning & Construction Officials regarding issuance of permits.

Mr. Higgins motioned and Mr. McTiernan seconded a motion finding that the proposed projects are not inconsistent with the Township Master Plan. The vote record follows.

Roll Call: CTBOE Block 28.01, Lot 12.04 and Block 3, Lot 19						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher						X
Higgins	X		X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini			X			
McTiernan		X	X			
Pfeffer (Alt. 2)			X			
Scheick			X			
Cimei			X			

NEW BUSINESS

Approval of Vouchers

Mr. Mardini motioned and Mr. Scheick seconded a motion to approve payment of the vouchers. The vote record follows.

Roll Call: Approval of Vouchers						
Member	Motion	2nd	Yes	No	Abstain	Absent
Butcher			X			
Higgins			X			
Kilduff (Alt. 1)						X
Kleinhans			X			
Mardini	X		X			
McTiernan			X			
Pfeffer (Alt. 2)					Not Eligible	
Scheick		X	X			
Cimei			X			

PUBLIC HEARING

EXXONMOBIL RESEARCH AND ENGINEERING COMPANY

Application No. CTPB-2016-05

1545 US Highway 22 East, Annandale

Block 30, Lots 17, 30, 31, 41

Block 31, Lot 1

Block 30.02, Lot 1

Applicant is seeking Preliminary and Final Site Plan Approval with Bulk Variance and Exception relief to expand its on-site research facilities.

The following Board Members recused from this hearing:

Mr. Higgins, Mr. Scheick and Mr. McTiernan

The applicant’s attorney, Mr. Tom Malman of Day Pitney, explained the nature of this application is for Preliminary & Final Site Plan Approval with variances and design waivers to expand the existing Research Facility which has been in existence here since the 1980s. The site is roughly 750 acres in size, located in the ROM-1 Research Office Manufacturing Zone. The Paulsboro facility will be closed and some of that research will be moved to Clinton.

We will describe the nature of the research and also go into detail about the relief we need.

- 1) an approximately 25,000 square foot addition to the main building, which will house, among other things, Engine Test Cells (**ETCs**), control rooms for the ETCs, and laboratory space;
- 2) four Mileage Accumulation Dynamometer (**MAD**) structures
- 3) several smaller research related structures
- 4) two tank farms (the **Tank Farms**) consisting of a total of 31 above ground storage tanks (**ASTs**) that will store gasoline of various blends, aviation fuel, diesel and

lubricant base stocks, which ASTs will range in size from approximately 2,000 gallons to 20,000 gallons of capacity with a total aggregate capacity of approximately 305,000 gallons

- 5) related site improvements, including 96 parking spaces, stormwater management facilities, and landscaping

Mr. Malman noted that the Hunterdon County Planning Board has approved the proposed project & the NJ Highlands Council has found this project consistent with their plan.

The following individuals were sworn and testified during this hearing:

- 1) Russell Giglio, Business Advisor to the Research and Development Operations at the Research Facility (Applicant's representative)
- 2) Thomas Kikolski, Health and Safety Expert (Applicant's representative)
- 3) Ronald Kennedy, PE (Applicant's civil engineering expert)
- 4) Gary Dean, PTOE (Applicant's traffic engineering expert) (Testimony not heard until next hearing)
- 5) Paul Phillips, PP (Applicant's planning expert)
- 6) Cathleen Marcelli, PE (Board's civil and traffic engineering expert)
- 7) John Olivo, CLA (Board's landscape architectural expert)
- 8) Joseph Fischer, PE (Board's geotechnical engineering expert)
- 9) Kendra Lelie, PP (Board's planning expert)

EXHIBITS:

- A-1 PowerPoint titled "ExxonMobil" entered into evidence during the August 1, 2016 hearing session
- A-2 "Site Aerial Exhibit" dated August 1, 2016
- A-3 "Overall Proposed Site Plan and Rendering" exhibit dated August 1, 2016
- A-4 "Site Plan Rendering A" exhibit dated August 1, 2016
- A-5 "Site Plan Rendering B" exhibit dated August 1, 2016

Mr. Giglio gave the following broad view of what is going on with Exxon as far as their facilities.

About three (3) years ago we realized that Clinton & Paulsboro research facilities are both underutilized and we conducted a Site Study to maximize utilization of the two (2) sites.

Paulsboro is the heritage Mobil research center and Clinton is the heritage Exxon research center. Clinton is currently about 25% vacant space and Paulsboro is about 30-33% vacant space.

The Site Study narrowed down three (3) options:

- 1) Move the Paulsboro operation to the new headquarters located in Spring, Texas, just north of Houston, which opened in 2014. This site currently has 10,000 jobs which is a consolidation of most of our domestic operations.
- 2) Close both the Clinton and Paulsboro facilities and relocate both to the Spring campus north of Houston
- 3) Current proposal is to move Paulsboro operations to the Clinton facility

In November we went public with a press release regarding moving the Paulsboro operations to the Clinton facility.

In Clinton there are three (3) different strategic operations:

- 1) Corporate Strategic Research, basic research, pie in the sky and long term. One of the things we are spending a lot of time on is technology to create biofuels from algae
- 2) Process Research, improvements to the various processes in the downstream side of the business, refining chemical plants and operations
- 3) Exxon Biomedical Sciences is a consulting group of environmentalists and toxicologists that do our material and safety data sheets, review our products to ensure appropriate labeling and safe for public use

Paulsboro has been the consolidation of Products Research, looks at improving lubricants, greases, testing fuels. We have partnerships with Ford, Nissan, Toyota and General Motors and we test products in their engines. One of the greatest achievements from the research in Paulsboro is the Mobil One synthetic oil.

Currently has 432 labs and 900 offices in Clinton, we will renovate 100 vacant labs. We have about 100,000 sf of Pilot Bay Labs. The total square footage is 850,000 sf. We can fit the 200-300 people that will be moving up here into the existing facility. Performance of the Special vehicle testing and engine testing require advanced and unique facilities.

Engine Test Cells: Large laboratories that perform testing on engines, running the engines at extreme conditions to see when the lubricants break down.

We are proposing four (4) Mileage Accumulation Dynamometers (**MADS**) which are essentially treadmills for vehicles, which allow the running of a vehicle to simulate real road conditions.

The process starts with beaker style lubricants. Machinery tests are conducted in a lab setting. If the results are good, we blend bigger batches then run in Engine Test Cells, under extreme conditions to see when the lubricants break down. When they feel they have a product which is marketable that is when they put in a vehicle and run in MADS. Years ago, prior to MADS it took three (3) eight (8) hour shifts of test drivers.

We are proposing 31 tanks which are strictly for research usages, lubricants and remainder for lubricants/grease 50/50 or 60/40 fuels. We will have aviation fuel but we will not test jet engines.

We are proposing 300,000 gallons of fuel on site, which sounds like a lot however currently in Paulsboro they have over one-million gallons of fuel and lubricants. They also have nine

(9) MADS and nine (9) Engine Test Cells. We have spent a great deal of time analyzing how we can minimize. We are only bringing 1/3 of the gallonage capacity from Paulsboro to Clinton.

Parking variance. No parking problems on site since I have been there since we opened in November of 1983, I left in 1985 for various assignments and I returned in 1995 and been here ever since. We have never had parking difficulty on the site despite the fact that the site has less parking that is required by ordinance. We have Scientific Speakers also loan the property to members of the public by invitation such as United Way for special events and have never encountered a parking problem during any special events. We have 757 acres, we are currently using about 6% of that in impervious coverage.

We have long standing relationship with NJDEP to ensure we meet required regulations. We met a few times to discuss the project with them and we submitted new Title 5 permit application approximately June 17th. The application was deemed administratively complete. They hope to have the permit approved by the end of this year or the first quarter of next year. That permit would govern the emissions from this project.

The following members of the public asked questions relating to Mr. Giglio's testimony:

- 1) Peter Donnelly, 2 Davis Farm, Annandale
Asked questions regarding testing of aviation engines and if tanks were above ground.
- 2) Nick Corcodilos, 73 Old Mountain Road
Asked questions regarding the number and size of the proposed fuel tanks in comparison to the ordinance, tax assessment and impervious coverage.
- 3) Alexander, Butheru, 12 Hibbler Road
Asked questions regarding existing pilot plants, experimenting and manufacturing.
- 4) Robert Hunt, 60 Sand Hill Road
Asked about sound which was determined not be a question for this witness.

Attorney Malman introduced and qualified the applicant's Civil Engineer, Ronald Kennedy. The Board accepted Mr. Kennedy's qualifications as engineering expert.

Utilizing Exhibits, A-2 through A-4, Mr. Kennedy discussed details of the Site Plan including existing and proposed conditions.

Referencing the A-2 "Aerial Exhibit"

- Center Core for primary improvements
- Substantial part of property is farmed.
- Electric substation located on parcel abutting Sandhill Rd.
- Environmental constraints including man made steep slopes and two separate watersheds that meet up on the site.
- Existing and Proposed buildings
- The land area calculation
- The fenced-in service area to be slightly expanded
- Existing underground parking

Referencing Exhibit, A-3 "Overall Proposed Site Plan and Rendering"

- Service Courtyard expansion

- Park Lot expansion (96 additional parking spaces)
- Treatment Center
- Movement of fence 130 feet to the west
- MADS Building (6500sf) consisting of four (4) bays to hold a car or light duty truck, with open sides and a center enclosed control room
- Need to disturb man made slopes for underground building of the MADS
- 18 tanks ranging from 2,000 to 20,000 gallons with heights of 30 – 36 feet.

Referencing Exhibit, A-5 “Site Plan Rendering B”

- Tank footprints
- Six-inch curbing around tank area
- Depression Sump, 12.5 feet deep and covering subway grate
- Series of trenches for collection of rainwater and other non-impermeable liquids
- Area for trucks to offload to tanks
- Fully enclosed addition to the existing lab space
- Engine Test Labs

Referencing Exhibit A-4 “Site Plan Rendering A”

- East side of Service Court, lubes area containing thirteen (13) smaller tanks ranging from 4,000 to 10,000 gallons all totaling 36 feet in height
- 45,000 gallon sump, 12 ft deep, surrounded by 6 inch curbing.
- Sample warehouse, 36 feet in height for mixing and storing product to be tested
- 12 foot high Cover containment pad
- Existing Barrel Storage area with 55gal drum racks, to be relocated and expanded
- Drainage system
- Covered containment pad and storage facility. Shipping & Receiving area
- Proposed Air Fin Condenser
- Electrical substation
- Expansion of the service court.
- Deluge guns for fire protection around the fuel storage (Ground mounted Foam Fire Cannon)
- 1,000,000 gallons of fire water stored on the property. Primary is water that is mixed with foam.
- Design is to be as compact as possible.

Referencing Exhibit A-2 “Site Aerial Exhibit” and Landscaping

- Screening added to parking area
- There are two existing berms 10-12 feet high providing substantial evergreen screening near the service bays
- Adding additional trees to screen new features to the rear of the service yard.
- We will comply with the Tree Planting Ordinance
- Waiver request for screening along residential properties.

The applicant agreed to comply with all of the comments provided by the following Board/Township Professionals:

- Lighting

- Engineering
- Construction
- Landscaping

Regarding Pedestrian Access to route 31 in the Board Planner's Report, the applicant sees it as impractical due to the size of the facility. As such, a Design Waiver exception is requested from 165-75E

The Board recessed at 9:31pm and resumed the public hearing at 9:44pm.

The following members of the public asked questions relating to Mr. Kennedy's testimony:

- 1) Gerri Ricciardi, 10 Madonna Lane,
Asked questions regarding security lighting for tanks.
- 2) Susan Naylor, 45 Sand Hill Road
Asked about buffering and drainage during construction.
- 3) Peter Donnelly, 2 Davis Farm Road
Asked questions pertaining groundwater monitoring and tanks, such as filling, placement and odors.
- 4) Robert Hunt, 60 Sand Hill Road
Asked about if there will be exhaust pipes on new buildings.
- 5) Nick Corcodilos, 73 Old Mountain Road
Asked questions regarding parking requirements and impervious coverage.
- 6) Greg Peluso, 41 Sand Hill Rd
Asked about noise which was deferred to the next witness.

Attorney Malman qualified Mr. Tom Kikolski, Exxon annuitant (retired pensioner). He spent his first 25 years with ExxonMobil in Managerial Operations of the facility, then he moved to Safety, Health & Regulatory Compliance.

Mr. Kikolski's qualifications were accepted by the Board.

Mr. Kikolski's testimony included features on the site plan, spill containment features, and fire suppression features including:

- Significant features of Tank Farms associated with fuel and lubes. They are similar in design, consist of reinforced concrete floor and containment concrete walls. The vaults receive rainwater or spillage which is then transported to a collection trough, and subsequently sent to a collection sump.
- Discharge Prevention Containment and Countermeasure (DPCC) Discharge, Prevention, Containment.
- Volume of discharge vault and curb outside the containment area.
- Exxon's protocol is to have more storage than the minimum required which is currently 180,000 gallons of containment, which is oversized and exceeds the NJDEP requirements.
- Potential for leakage for barrel storage is smaller and quantity smaller. Sump similar and sized for 90,000 gal.
- There should not be any odors or noise from tanks.

- Tanks will be on legs, raised about 6 ft off the ground to be able to have full visual inspection.
- Tanks are built off site and are pressure tested. Once installed there is another round of pressure testing. DPCC requires a minimum of a monthly inspection and periodic integrity of the tanks.
- Exxon also has in-house protocols, the tanks are visually inspected daily by security and operating personnel.
- Two types of fire suppression for Tank Farms:
 - a) Fire spray that sprays water to provide cooling and minimize additional tanks becoming involved in a fire
 - b) Fire monitors/cannons capable of providing foam
- Exxon has an Incipient Fire Brigade.

Exxon met with fire chief multiple times and agrees to comply with all of the Fire Chief's requests and recommendations in his memo.

The following members of the public asked questions relating to Mr. Kikolski's testimony:

- 1) Peter Donnelly, 2 Davis Farm Road
Asked questions pertaining to the flammable and combustible nature of the lubes and fuels.
- 2) Robert Hunt, 60 Sand Hill Road
Asked how drums are moved and the procedure to handle spillage in the containment area.
- 3) David Rechen, 42 Valley Crest Road
Asked about Air quality emissions.
- 4) Chistine Rizzolo, 50 Sandhill Road representing her husband,
Asked about geologic carbonate rock on the site.
- 5) David Ruppert, 28 Sand Hill Road
Asked if tanks are designed to earthquake standards.

Ms. Butcher exited the hearing at 11:34pm.

There was brief discussion as to whether Exxon and/or Van Doren Oil experienced loss of power during Hurricane Sandy.

This hearing will be continued to September 19th at 7:30pm with no further need for notice.

REPORTS

None.

ADJOURNMENT

Mr. Cimei motioned and Mr. Pfeffer seconded a motion to adjourn. The motion carried unanimously and the meeting was adjourned at 12:15am.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These Minutes adopted on Wednesday, February 21, 2018