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FILE NO. 38535/00731

May 3, 2022

Via UPS Overnight Mail

Samuel Surtees, Land Use Manager  
West Windsor Township  
271 Clarksville Road  
West Windsor, NJ 08550

Re: PB21-12  
Minor site plan and variance application of Verizon New Jersey Inc.  
138 Washington Road  
Block 6, Lot 72

Dear Mr. Surtees:

As you are aware, we are the attorneys for Verizon New Jersey Inc. with respect to the above-captioned application. In response to the second Technical Review Committee meeting held on April 12, 2022 and the professional reports received, we are providing the following items for review in advance of the June 8, 2022 Planning Board meeting:

1. Original and sixteen (16) copies of the revised Development Application along with Corporate Disclosure Statement and revised Project Narrative;
2. Original and sixteen (16) copies of the revised West Windsor Township Environmental Impact Statement worksheet;
3. Original and sixteen (16) copies of the revised Request for Bulk Variance Application;
4. Original and sixteen (16) copies of the revised Request for Conditional Use Application;
5. Seventeen (17) copies of the Acoustical Evaluation of Proposed Emergency Generator prepared by Lewis S. Goodfriend & Associates, dated June 29, 2020;

Samuel Surtees, Land Use Manager  
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6. Seventeen (17) copies of the Stormwater Summary prepared by The Reynolds Group Inc., dated November 9, 2021, revised to April 2022;
7. Seventeen (17) copies of the Stormwater Maintenance Plan prepared by The Reynolds Group Inc., dated March 2022, revised to April 2022;
8. Seventeen (17) copies of the Boundary and Topographic Survey prepared by The Reynolds Group, Inc., dated July 9, 2020, revised to March 8, 2022; and
9. Seventeen (17) sets of the plan prepared by The Reynolds Group, Inc., entitled "Penns Neck Central Office Proposed Emergency Generator", consisting of six (6) sheets, all dated July 22, 2020, revised to April 15, 2022.

An electronic copy of all of the above is being sent simultaneously.

One final matter, the Applicant consents to waive any time constraints for decision-making on the Planning Board from May 26, 2022 to June 8, 2022.

Please feel free to contact me with any questions.

Thank you for your attention to this matter.

Very truly yours,

Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/rcf

Enclosures

cc: Lourdes Joanne Blanco, Counsel, Verizon Legal Dept. (*w/Enclosures, via E-mail*)  
Verizon New Jersey Inc. (*w/Enclosures, via E-mail*)  
Jeff Reynolds, P.L.A. (*w/Enclosures, via E-mail*)



# WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF LAND USE

## DEVELOPMENT APPLICATION (REVISED)

CONTROL NO. PB 21-12

Block(s) 6 Lot(s) 72 Date Received \_\_\_\_\_  
By \_\_\_\_\_

### TO BE COMPLETED BY APPLICANT (A-T)

A. **Property Owner's Name** Verizon New Jersey Inc. (f/k/a New Jersey Bell Telephone Company)

Address 1 Verizon Way

(Street)

Basking Ridge

(City)

NJ

(State)

07920

(Zip)

c/o Nicholas F. Talvacchia, Esq.

Phone (609) 572-7544

(If property owner is a corporation, complete Section S-1)

FAX (609) 572-7545

B. **Applicant's Agent Name** Nicholas F. Talvacchia, Esq./Cooper Levenson, PA

Address 1125 Atlantic Ave., 3rd Floor

(Street)

Atlantic City

(City)

NJ

(State)

08401

(Zip)

Phone (609) 572-7544

FAX (609) 572-7545

Email ntalvacchia@cooperlevenson.com

(If applicant is not the owner, complete Section S-2)

(If applicant is a corporation, complete Section S-3)

(All correspondence will be mailed to person listed as applicant's agent)

C. Application Status  
(1) New (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) \_\_\_\_\_ )  
Attach copies of resolution, if available.

D. Type of Approval Sought  
 Concept  Preliminary  Final  Preliminary/Final  
 GDP  Sign Waiver Request  Extension of Approval Request  
 Minor Subdivision  Major Subdivision  Major Site Plan  Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance  
(Attach Resolution of Approval)

E. Engineer's Name and Firm The Reynolds Group Inc./ F. Mitchel Ardman  
Address 575 Route 28, Suite 110  
Raritan (Street) NJ 08869  
(City) (State) (Zip)  
Phone ( 908 ) 722-1500  
FAX ( 908 ) 722-7035 Email: mardman@reynoldsgroup.com  
License No. 34317

F. Architect's Name and Firm N/A  
Address \_\_\_\_\_  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip)  
Phone ( \_\_\_\_\_ ) \_\_\_\_\_  
FAX ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_  
License No. \_\_\_\_\_

G. Plat/Plan Dated October 2021 Title Penns Neck Central Office Proposed  
revised 4/15/22 Emergency Generator

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
138 Washington Road; South of Wallingford Drive

Nearest intersection- Washington Road and Wallingford Drive

I. Present use of Land Public utility building- telephone switching station central office (unmanned)

J. Present Use of Structure Public utility building- telephone switching station central office (unmanned)

K. Proposed Use of Land No change  
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure No change  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided N/A No. of Lots Proposed N/A

2. Type of Development Proposed (Conventional, Cluster, Planned Development)  
Existing developed lot; addition of emergency generator

3. Lot Areas Existing lot area = 80,744sf

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development N/A

5. Area of Site Plan to be Developed .05 Acres 2,108 SF

6. Floor Area of Proposed Structure: N/A

Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF

7. If Addition to Existing Structure: N/A

Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF

8. Total Floor Areas 17,000 sf (existing) SF

9. Number of Parking Spaces 14 existing, 13 proposed (1 striped out for safety)

N. Utility Data (indicate service proposed)

1. Water Existing 4. Electric Existing  
2. Sanitary Existing 5. Telephone Existing  
3. Gas N/A 6. Heating Fuel Existing

O. Zoning District R-20 (Residence District)

P. Zone Requirements	(Ordinance)	(Proposed)
1. Min. Tract/Lot Area	<u>20,000sf</u>	<u>No change</u>
2. Min. Lot frontage	<u>N/A</u>	<u>No change</u>
3. Min. Lot Width	<u>100ft.</u>	<u>No change</u>
4. Min. Lot Depth	<u>N/A</u>	<u>No change</u>
5. Min. Yards:		
Front	<u>40ft.</u>	<u>No change</u>
Side	<u>15ft.</u>	<u>No change</u>
Rear	<u>30ft.</u>	<u>76.8ft.</u>
6. Max F.A.R.	<u>13%</u>	<u>21.5%- ENC</u>
7. Max <del>XXX</del> lot coverage	<u>20%</u>	<u>37.4% (35% existing)</u>
8. Max. Gross Density	<u>N/A</u>	<u>N/A</u>
9. Max. Bldg. Height	<u>35ft</u>	<u>No change</u>
10. Parking Spaces Required	<u>As determined by the Planning Board based upon the number of persons employed at the building.</u>	<u>No change (14 existing)</u>

Q. Does Lot abut (check which applies)  
         State Road        X   County Road               Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
         Attached        X   Not Attached  
Applicant is not aware of any.

S. Other Information

N/A 1. Principal Office Address \_\_\_\_\_  
\_\_\_\_\_  
(City) (State) (Zip) (Street)  
Phone(\_\_\_\_\_) \_\_\_\_\_  
FAX (\_\_\_\_\_) \_\_\_\_\_  
President's Name \_\_\_\_\_  
Secretary's Name \_\_\_\_\_

N/A 2. I, \_\_\_\_\_, consent to the filing of this Site Plan/  
Subdivision by \_\_\_\_\_  
(Agent)  
\_\_\_\_\_  
(Owner's Signature) (Date)  
\_\_\_\_\_  
(Owner's Printed Name)

3. Principal Office Address 1 Verizon Way \_\_\_\_\_  
\_\_\_\_\_  
(City) (State) (Zip) (Street) c/o Nicholas F. Talvacchia, Esq.  
Basking Ridge NJ 07920 Phone ( 609 ) 572-7544  
(City) (State) (Zip) FAX ( 609 ) 572-7545

T. \_\_\_\_\_  
(Applicant's Signature) (Date) 5/3/22  
Nicholas F. Talvacchia, Esq., Attorney for Owner/Applicant  
(Applicant's Printed Name)

CORPORATE DISCLOSURE STATEMENT  
PURSUANT TO N.J.S.A. 40:55D-48.1 AND 48.2

Verizon New Jersey Inc.

Verizon Communications Inc. wholly owns, Verizon New Jersey, Inc. No one person or entity owns a 10% interest in Verizon Communications Inc.

CLAC 1669578.1



## **PROJECT NARRATIVE (Revised)**

Verizon New Jersey Inc.

138 Washington Road

May 2022

Verizon New Jersey Inc. (“Applicant”) is the owner of the property located at 138 Washington Road, West Windsor Township, New Jersey and also designated as block 6, lot 72 on the Tax Map of West Windsor Township (“Property”). The property currently contains a Verizon central office and telephone switching station, which is unmanned. Applicant seeks to add an emergency generator on a concrete pad to support existing on-site telecommunication equipment (“Project”).

The Property is located in the R-20 Residence District where the current use is a permitted conditional use. The building is pre-existing and no changes are proposed to the building. The purpose of the proposed generator is to insure the functioning of the switching station during emergencies. The diesel generator will be housed in a 49 ft. x 12 ft. black, metal enclosure. The generator enclosure will sit on a concrete pad within a 27 ft. x 69 ft. (1,863 sf) compound area. A 15 ft. high fence with hedge type slats is proposed to surround the generator enclosure. As part of the Project the radiator located on the roof of the building, and the generator located inside the building, will be removed. Applicant also proposes significant landscaping additions to the Property which consists of planting 109 evergreen trees and 11 ornamental trees. The proposed trees will be planted between the proposed generator and the neighboring properties to create a visual barrier from the generator.

The Project requires minor site plan approval, conditional use approval and a bulk variance relief for the increase in impervious coverage for the concrete pad and walkways (approximately 1,923sf total), where 37.4% is proposed, 35% is existing and 20% is permitted. Applicant also requests any other variances, waivers, exceptions or other relief as the Planning Board deems necessary and/or appropriate.

The purpose of the emergency generator is to provide power to keep telecommunications equipment running during a power outage. The generator will otherwise only be run in order to fulfill mandatory testing requirements. A sound study has been provided as part of the application package. Additionally, Applicant will test the sound levels after installation to make sure that the generator does not exceed maximum sound levels at the property lines. Furthermore, the Applicant has met with the surrounding neighbors several times and has incorporated significant landscaping into the project in order to address concerns of the neighbors. Additional testimony on these topics will be provided at the time of the hearing.

(Revised)  
**WEST WINDSOR TOWNSHIP  
ENVIRONMENTAL IMPACT STATEMENT WORKSHEET**

**Application Status:**      Preliminary      Final      Concept  
Minor Site Plan

The purpose of this worksheet is to assist the West Windsor Township Environmental Commission in determining the environmental impact of a proposed project. The Commission will review the information as part of the Environmental Impact Statement (EIS) requirements. If the information supplied is insufficient or a high potential for an adverse environmental impact exists, then additional details on specific environmental parameters may be requested.

This worksheet has been formatted so that each question must be answered for both the preliminary and the final stages of plan submission. Consequently, this worksheet must be submitted to the Township prior to preliminary approval and again after final approval is granted by the planning board/ZBA. This procedure is used to monitor the changes that may occur during or as a result of the Township's review process.

It is recommended that the Natural Resource Inventory (NRI) Booklet (1985) and maps be used in conjunction with field acquired data and other secondary sources to accurately answer these questions. The NRI is available for purchase from the Township Community Development Department to assist the applicant in completing the worksheet. Large scale (1" = 800') natural resource maps are available for purchase from the Township Engineer.

1. Name of Applicant: Verizon New Jersey, Inc.
2. Mailing Address: 1 Verizon Way  
Basking Ridge, NJ 07920
3. Telephone Number: c/o Nicholas F. Talvacchia, Esq. 609-572-7544 Fax Number: 609-572-7545  
E-mail: ntalvacchia@cooperlevenson.com
4. Name of Property Owners: Same as Applicant
5. Mailing Address: \_\_\_\_\_
6. Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-mail: \_\_\_\_\_
7. Name of Agent: Nicholas F. Talvacchia, Esq./Cooper Levenson, PA
8. Mailing Address: 1125 Atlantic Ave., 3rd Floor  
Atlantic City, NJ 08401
9. Telephone Number: 609-572-7544 Fax Number: 609-572-7545  
E-mail: ntalvacchia@cooperlevenson.com

10. Name of Development: N/A  
11. Type of Development: Addition of emergency generator for telephone switching station/central office.  
12. Application Number: TBD  
13. General Location of proposed project (street address or nearest intersection):  
138 Washington Road

14. Area of project: .05 acres; dimensions: 1,863sf (Enclose Site Location Map with project area delineated.)

15. Intended use of property (include details such as number of units, volume, etc.):  
Preliminary: \_\_\_\_\_  
Final: No change to the use or the existing building; addition of emergency generator and landscaping.  
Concept \_\_\_\_\_

16. Generally describe the present and past use of the site.  
Existing telephone switching station/central office (unmanned).  
\_\_\_\_\_  
\_\_\_\_\_

17. Construction dates (month/year) for which permit is requested: (If more than one phase is anticipated, give dates for each phase.)

Preliminary: N/A  
Begin \_\_\_\_\_ End \_\_\_\_\_

Final:  
Begin Summer/Fall 2022 End Fall/Winter 2022-2023

Concept: N/A  
Begin \_\_\_\_\_ End \_\_\_\_\_

18. List any other permits for this project from federal, state, local, or other governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application (leave blank if not submitted), whether the application was approved or denied (including date) or pending, and the number of the application or permit.

Applicable construction permits will be applied for at the appropriate time.



<u>Agency</u>	<u>Permit Type</u>	<u>Date Submitted</u>	<u>Number</u>	<u>Status</u>
Concept:	N/A			

19. Topographic Slope

19a. Do slopes >10% occur on the site?  X  yes   no  
 If yes, give the acreage: 10-15% slope  .02  acres  
 (Identify on map.) >15%-20% slope  0  acres  
 (Identify on map.) >20% STEEP SLOPES  0  acres

19b. Will slopes >10% be developed? If yes, give details.

Preliminary:   yes  X  no

Final:   yes  X  no

Additional details may be presented in the mitigative measures section.

20. Excavation/Fill

20a. Has any portion of the site been excavated?  No  Filled?  No  (Identify on map.)

20b. Do you plan to excavate?  Yes  Or fill?  No  (Identify on map.)

21. Flood Hazard and Riparian Buffers

21a. Do sections of the site lie within the floodway or flood hazard areas and/or a required riparian buffer?

yes  X  no If yes, how much?

acres in flood hazard area   acres in floodway (Identify on map.)

in feet riparian buffer   acres riparian buffer area (Identify on map.)

N/A 21b. How will the flood hazard area and floodway be disturbed or developed?

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

Additional details may be provided in mitigative measures section.

N/A 21c. Did the applicant use the flood insurance maps produced by the Federal Emergency Management Agency (FEMA) dated May 1, 1984 to identify the flood hazard areas noted on the plan? \_\_\_\_ yes \_\_\_\_ no

If not, what other source was used? \_\_\_\_\_

N/A 22. Aquifer Recharge

22a. Describe the geologic formation(s) at the site.

22b. How many acres of the following categories are present on the site? (Identify on map.)

Area of Prime Aquifer Recharge: \_\_\_\_\_ acres

Area of Moderate Aquifer Recharge: \_\_\_\_\_ acres

Area of High Aquifer Recharge: \_\_\_\_\_ acres

Area of Low or Minimal Aquifer Recharge: \_\_\_\_\_ acres

22c. How many acres of prime and high aquifer recharge areas will be covered at full development?

Preliminary: \_\_\_\_\_ acres-prime recharge Final: \_\_\_\_\_ acres-prime recharge

\_\_\_\_\_ acres-high recharge \_\_\_\_\_ acres-high recharge

Concept \_\_\_\_\_ acres-prime recharge Final: \_\_\_\_\_ acres-prime recharge

\_\_\_\_\_ acres-high recharge \_\_\_\_\_ acres-high recharge

Measures used to encourage recharge should be discussed in the mitigative measures section.

N/A 23. Depth of Seasonally High Water Table

23a. What is the extent of the following depth to water table categories on the site? (Identify on map.)

Deep or Usually Deep: \_\_\_\_ acres (\_\_\_\_\_ ft.)

Shallow to Moderately Shallow: \_\_\_\_\_ acres (\_\_\_\_\_ ft.)

Very Shallow \_\_\_\_\_ acres (\_\_\_\_\_ ft.)

23b. How will the areas of shallow, moderately shallow and very shallow depths to water table be developed? (Identify on map.)

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

23c. Will areas of the site be artificially drained? \_\_\_\_ yes \_\_\_\_\_ no

Preliminary \_\_\_\_ yes \_\_\_\_\_ no

If yes, give details: \_\_\_\_\_

Final \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, give details: \_\_\_\_\_

Concept \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, give details: \_\_\_\_\_

Additional comments may be presented in the mitigative measures section.

N/A 24. Suitability for Septic System Effluent Disposal (Answer only if on-site sewerage treatment will be used for the project.)

24a. How many acres of the following categories are on the site?

Few to slight limitations for septic effluent: \_\_\_\_ acres

Moderate to severe limitations for septic effluent: \_\_\_\_ acres

Severe to very severe limitations for septic effluent: \_\_\_\_ acres

Describe limitations: \_\_\_\_\_

24b. Will the areas having severe or very severe limitations be used for septic system effluent disposal?

Preliminary: \_\_\_\_ yes \_\_\_\_\_ no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_

Final: \_\_\_\_ yes \_\_\_\_\_ no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_

24c. Are there any potable water wells (existing or proposed) in the vicinity of the proposed septic system effluent fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, are they down gradient from the septic system fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

What is the distance between the wells and the closest disposal field? \_\_\_\_\_ feet

Preliminary \_\_\_\_\_ feet Final: \_\_\_\_\_ feet

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

What is the depth of each existing or proposed well? \_\_\_\_\_ feet

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

24d. Are there any existing ponds, proposed stormwater detention/retention basins or streams in the vicinity of the proposed septic fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, what is the distance between the water body and the closest disposal field?

Preliminary \_\_\_\_\_ feet Final: \_\_\_\_\_ feet

Concept: \_\_\_\_\_ feet

Please include map or schematic drawing to aid explanation if necessary.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

24e. Do any of the proposed septic fields overlie prime aquifer recharge areas?

Preliminary: \_\_\_\_\_ yes \_\_\_\_\_ no Final: \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

N/A 25. Suitability for Buildings with Basements (Answer only if basements are proposed on the site.)

25a. What is the extent of the following categories on the site?

Slight limitations for basements: \_\_\_\_\_ acres

Moderate limitations for basements: \_\_\_\_\_ acres

Severe limitations for basements: \_\_\_\_\_ acres



25b. What are the reasons for the limitations (i.e., flooding, slope, drainage, etc.)? \_\_\_\_\_

25c. Are buildings with basements planned for areas of severe limitations?

Preliminary: \_\_\_\_ yes \_\_\_\_ no Final: \_\_\_\_ yes \_\_\_\_ no

Concept: \_\_\_\_ yes \_\_\_\_ no

If yes, what corrective measures will be taken?

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

Additional details may be provided in the mitigative measures section.

See  
attached plans  
for landscaping  
details

26. Vegetation and Wildlife Habitat (Provide location map for all vegetation and trees.)

26a. What are the predominant vegetation categories on the site and their acreage before and after development? (Identify on map.)

Vegetation Type	Acres Existing	Acres Post Development
Preliminary:		

Vegetation Type	Acres Existing	Acres Post Development
Final:		

Vegetation Type	Acres Existing	Acres Post Development
Concept:		

26b. List the number and species of trees on the site having a diameter at breast height (dbh) of 12 inches or greater. (Identify on map.)

Number	Species	
9	White Pine	
1	Spruce	
6	Oak	
2	Black Cherry	

Will any of these large diameter trees be removed due to construction? (Identify on map.)

Preliminary: \_\_\_\_\_yes \_\_\_\_\_X\_\_\_\_\_no      Final \_\_\_\_\_yes \_\_\_\_\_X\_\_\_\_\_no  
 Concept: \_\_\_\_\_yes \_\_\_\_\_X\_\_\_\_\_no

N/A 27. Green Belt

27a. Is the Township Green Belt, as it appears on the approved land use plan, present on the proposed development site? (Identify on map.)

27b. If yes, how many acres does it cover? \_\_\_\_\_ acres

27c. If yes, do you plan to disturb the Green Belt area? \_\_\_\_\_yes \_\_\_\_\_no

Preliminary: \_\_\_\_\_yes \_\_\_\_\_no      Final \_\_\_\_\_yes \_\_\_\_\_no

Concept: \_\_\_\_\_yes \_\_\_\_\_no

27d. How many acres of the Green Belt are proposed to be lost to development?

Preliminary: \_\_\_\_\_acres      Final: \_\_\_\_\_acres

Concept: \_\_\_\_\_acres

27e. How many acres of the Green Belt are proposed to be covered by a conservation easement or dedicated to the Township?

Preliminary: \_\_\_\_\_ acres                      Final: \_\_\_\_\_ acres

Concept: \_\_\_\_\_ acres

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

N/A 28. Land Suitability for Development

28a. What is the extent of the following suitability categories on the site as defined in the most recently approved Natural Resource Inventory?

Most suitable for development: \_\_\_\_\_ acres

Moderately suitable for development: \_\_\_\_\_ acres

Unsuitable for development: \_\_\_\_\_ acres

28b. Using the matrix of soil suitability in the most recently approved Natural Resource Inventory: check the factors causing the soils on site to be unsuitable for development.

\_\_\_\_\_ slope

\_\_\_\_\_ erosion hazard

\_\_\_\_\_ drainage

\_\_\_\_\_ depth to bedrock

\_\_\_\_\_ depth to seasonally high water table

\_\_\_\_\_ runoff potential

\_\_\_\_\_ suitability for septic drainage field

28c. If development is proposed on areas considered unsuitable for development, what corrective measures will be taken?

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

\_\_\_\_\_

29. Environmentally Sensitive Areas

29a. Does the proposed development site include any environmentally sensitive areas as defined on the Environmentally Sensitive Area map in the most recent, approved Natural Resource Inventory?      \_\_\_\_\_ yes        X   no

29b. If yes, check the environmentally sensitive area category which occurs on the site and give acreage:

	<u>Sensitive Areas</u>	<u>Preliminary Acreage</u>	<u>Final Acreage</u>
	Wetlands		
	Freshwater Marshes		
	Flood prone Acres		
	Prime Aquifer Recharge Areas		
	Woodland and Wildlife (Green Belt Plan)		
	Prime Agricultural Land		
	Archaeological Sites (number)		
	Historical Sites and Routes (number)		
	Streams with Extremely Low Flow		

29c. Will these environmentally sensitive areas be impacted by development?

Preliminary: \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

Explain: (More details may be given in the mitigative measures section.) \_\_\_\_\_

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30. Historic/Archaeological Sites

Is the proposed project located within 500 feet of an area or structure having recognized historic, cultural or archaeological value? \_\_\_\_\_ yes X no

31. Surface Water

31a. Do any streams run through the property? \_\_\_\_\_ yes X no

31b. What is the distance to the nearest stream off the property? 1,100 feet

31c. Are these point (i.e., wastewater treatment plant discharges) or nonpoint (i.e., stormwater) pollution sources on or near the site? \_\_\_\_\_ yes X no

If yes, give details: \_\_\_\_\_

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31d. If a stream exists on the property, give a brief description of its condition including details on, but not limited to, flow, nutrient levels, aquatic community, substrate, bank stability:  N/A

N/A 31e. If any surface water impoundments exist on the site, indicate below their present surface area and average depth. Will these dimensions be changed after site development?

	Surface Area	Average Depth
Impoundment 1		
existing condition		
post development		
Impoundment 2		
existing condition		
post development		

31f. What types of fish are found in the impoundments?  
 N/A

N/A 31g. Are the impoundments \_\_\_\_\_ natural, or \_\_\_\_\_ man-made?

N/A 31h. Are the impoundments used for \_\_\_\_\_ fishing, \_\_\_\_\_ irrigation, or \_\_\_\_\_ other?

N/A 31i. Additional comments on impoundment quality: \_\_\_\_\_

N/A 32. Water Supply

32a. What is the anticipated daily demand for water?

Preliminary: \_\_\_\_\_ average; \_\_\_\_\_ peak

Final: \_\_\_\_\_ average; \_\_\_\_\_ peak

Concept: \_\_\_\_\_ average; \_\_\_\_\_ peak

32b. What is the proposed source of water for the project?

\_\_\_\_\_  
\_\_\_\_\_

32c. Are there known groundwater pollution problems on or near the site?

\_\_\_\_\_ yes \_\_\_\_\_ no

Is there a groundwater supply problem \_\_\_\_\_ yes \_\_\_\_\_ no If yes, give details: \_\_\_\_\_

32d. If the water is to be supplied from the site, attach a statement substantiating the adequacy of the water source and assessing the potential impact on existing and proposed wells and streams within the predicted zone of influence.

32e. If a development of fifty (50) or more dwelling units is proposed, certification of adequacy (of proposed water supply) must be obtained from the New Jersey Department of Environmental Protection (NJDEP). (List permit number under Question No. 18.)

32f. If the water is to be supplied from the site or other new source and the total project demand for water supply is in excess of 100,000 gallons per day, the applicant must obtain a diversion permit from the NJDEP and, where applicable, the Delaware River Basin Commission. (List permit number under Question No. 18.)

32g. If water is to be supplied by an existing public or private facility, attach documentary proof that the facility has the available excess capacity to supply the proposed project and is willing to do so. State location of the existing distribution point to which the proposed project would be connected.

N/A 33. Wastewater Management (Answer only if off-site treatment system is proposed.)

33a. What is the projected daily wastewater flow?

Preliminary: \_\_\_\_\_ average; \_\_\_\_\_ peak Final \_\_\_\_\_ average; \_\_\_\_\_ peak

Concept: \_\_\_\_\_ average \_\_\_\_\_ peak

33b. Will any non-domestic wastewater be produced by the project?

Preliminary: \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, give details:

Preliminary \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

33c. Attach documentation on the facility to be used for wastewater treatment, correspondence with NJDEP Division of Water Resources and, if required, the Delaware River Basin Commission.

N/A 34. Solid Waste Management (List permit number under Question No. 18.)

34a. What is the proposed method of solid waste disposal?

\_\_\_\_\_  
\_\_\_\_\_

34b. Estimate the volume of solid wastes, by type, expected from the proposed project during construction and during operation.

During Construction: \_\_\_\_\_

During Operation: \_\_\_\_\_

N/A 35. Air Quality (Answer only if commercial or industrial development is proposed.) (List permit number under Question No. 18.)

List sources, identify, and quantify air pollutants which will be generated by the project:

\_\_\_\_\_  
\_\_\_\_\_

(See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.) Provide detail in mitigative measures section, if necessary.

36. Noise Levels (Answer if nonresidential use is proposed or if proposed residential development has more than five (5) dwelling units.) Describe sources, location and decibel rating for noise generation on-site after construction. (See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.)

Will comply with applicable regulations.

Generator- Sound Study; highest db @property line 57dB (65dB permitted)

37. Land Use

37a. Check types of land use occurring on parcels adjacent to project site. (Identify on map.)

residential     commercial     industrial     recreational  
 agricultural     institutional     vacant

37b. What are the effects (detrimental and beneficial) of proposed development on adjacent land uses?

The impacts will be the visual impact of the generator and potential noise from the generator. However, the generator will be buffered by evergreens and only

tested one time per month during daytime hours. It will otherwise only run during an emergency.

The overall benefits of enhanced, reliable telecommunications service to the community during emergencies outweighs any negative impacts given the significant additional landscaping being proposed as part of the project.

38. Mitigation Measures

Describe the methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Use additional sheets as required.

There will be no negative environmental impacts. Applicant will comply with all applicable regulations. Applicant is adding 120 trees so there will be a great net benefit to the environment and the community.

39. Adverse Impacts Which Cannot be Avoided

List all adverse environmental impacts that will be caused by the proposed development, including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Specify the types of impacts on critical areas which include, but are not limited to, the Green Belt, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature strands of native vegetation (specify the type of critical area involved). Define the extent of the area to be affected and the extent of similar areas of the site which will not be affected.

Short term impacts of construction of generator area. There are no long term environmental impacts. Non-environmental impacts include visual impacts and scheduled testing of the generator (see #37b, above).

40. Proximity to Electrical Transmission Lines, Distribution Lines or Substations

Is proposed development site located near an electric utility Right of Way (ROW) or electrical substation? (Identify on map.) \_\_\_\_\_yes X no

If yes:

40a. What is the distance from the utility ROW in relation to boundaries of the proposed building site? Please include map or schematic drawing to aid explanation.

\_\_\_\_\_

40b. What is the kV\*\*\* voltage in the transmission\* and/or distribution\*\* lines?

\_\_\_\_\_

40c. How many dwelling units will actually back up to the utility ROW?

\_\_\_\_\_



40d. What is the proposed distance of dwelling units from the edge of the utility ROW?

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40e. What are the projected magnetic field measurements for those dwellings backing up to the ROW?

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41. Is radon present on the site? \_\_\_\_\_yes  no

If so, what measures will be taken to mitigate radon accumulation? \_\_\_\_\_

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\*Transmission Lines - high voltage power lines that efficiently carry electric power over long distances from generating facilities to substations. Lines are mounted on high towers and voltages are usually 115kV, 230kV and 500kV.

\*\*Distribution Lines - secondary conductor power lines that radiate from a substation and carry electrical power to local neighborhoods. Voltages are usually 11-15kV but 26kV and 69kV are also classified as distribution lines.

\*\*\*kV - refers to voltage or the electrical force that causes electrical current to flow in a conductor (wire). The electrical force or "strength" is measured in volts.

Revised: 10-7-2013

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# West Windsor Township

Department of Community Development – Division of Land Use

(Revised)

## REQUEST FOR BULK VARIANCE N.J.S.A. 40:55d-70c

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

CONTROL NO. PB21-12

Property Location 138 Washington Road Zoning District R-20

Map \_\_\_\_\_ Block 6 Lot 72

### District requirements

### Proposed

Lot Area	<u>20,000 sf</u>	<u>No change</u>
Lot Frontage	<u>N/A</u>	<u>No change</u>
Lot Width	<u>100 ft.</u>	<u>No change</u>
Lot Depth	<u>N/A</u>	<u>No change</u>
Front Yard	<u>40 ft.</u>	<u>No change</u>
Side Yard	<u>15 ft.</u>	<u>No change</u>
Rear Yard	<u>30 ft.</u>	<u>76.8 ft.</u>
Other	<u>Lot coverage: 20%</u>	<u>37.4% proposed (35% existing)</u>

-- Complete A – D, (Attach support documents as required)

A. - In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness or topographic conditions).

The bulk variance required is for lot coverage. The existing unmanned building has been on site for decades and the existing coverage already exceeds the maximum permitted, thus the addition of any structure on site will necessitate a variance. The requested increase is de minimus in terms of what is existing on site today.

B – In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations.

Existing condition. We are not aware of any additional available land, moreover,  
we believe it would be undesirable to expand the footprint of the site.

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C - Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

The installation of this emergency generator is essential to emergency communications especially in the event of weather emergencies and power failures. The generator serves a public purpose in that provides an essential function during emergencies.

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D - Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

The existing unmanned building has been on site for at least five (5) decades and has been a fixture in the neighborhood. The Applicant has worked extensively with the Township's Landscape Architect and with the neighbors to provide a very extensive landscaping plan that will help to shield the view of the generator as well as to create an aesthetic enhancement to the property.

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# West Windsor Township

Department of Engineering and Community Development

(Revised)

## REQUEST FOR CONDITIONAL USE APPROVAL

- Attach to Planning or Zoning Board Application

Control No. PB21-12

Property Location 138 Washington Road

Zoning District R-20

Map \_\_\_\_\_ Block 6

Lot 72

- Complete A – D (Attach support documents as required)

A) *Items 1, 2, and 3 are the conditions and standards applicable to all Conditional Uses (Ref. Section 200-14722-1.7). Below each, respond as to how the proposal complies.*

- 1) All proposed structures, equipment or material shall be readily accessible for fire and police protection.

The generator is located centrally in the lot adjacent to the parking area and will be readily accessible to all emergency personnel.

- 2) The proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated, will not significantly impact the environment in an adverse way, and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

There is no change in use, it is the same use that has existed on site for many years. The building will remain an unmanned building.

The purpose of the generator is to ensure uninterrupted service for the safety of the Township (i.e. 9-1-1 calls). The generator is located within a flat lawn area and stormwater drainage has been accounted for in the design and is shown on the plan. Applicant has proposed significant landscaping to help reduce any aesthetic impacts.

3) In addition to the above, in the case of any use located in or directly adjacent to a Residential District:

- a) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets, shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the Residential District, or conflict with the normal traffic of the neighborhood; and

The site is located in a residential district and has been for decades. The addition of the emergency generator is not a change in use and will not have an impact on traffic to and from the site, nor affect the volume of traffic in the neighborhood as it is an unmanned building. The generator is centrally located between property lines. There are no hazards or inconveniences to the public or neighbors. The generator is only proposed to be used during emergency situations.

- b) The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, nor materially affect property value thereof.

The generator is centrally located on the property. The size of the generator is determined by the need. A proposed chainlink fence 1 foot higher than the generator with perma hedge slats and evergreen trees planted all around provides an aesthetically pleasing buffer from adjacent properties.

*B) When a Conditional Use Approval request is not simultaneous with a Site Plan or Subdivision Approval request, the following shall be the minimum plans required; a site plan showing the proposal and including the size and location of the lot, the location of all buildings and proposed facilities including access driveway, parking areas and all streets within 200 feet of the lot.*

Minor site plan is requested and a plan has been submitted.

C) *For Conditional Use Approval of a Planned Development see Section 200-234.*

N/A

D) *In addition to the general conditions and standards applicable to all Conditional Uses, each particular Conditional Use has specific conditions and standards which must be met. Attach to this sheet a listing of these items for the proposed use and indicate how the proposal complies.*

See attached.

**Attachment to Request for Conditional Use Approval (Revised)**

The applicable Ordinance sections regarding Conditional Uses are in bold, below. Our responses follow.

**D.**

**The property is located in the R-20, Residence District, where the conditional use regulations of the R-24, Residence District, apply.**

**Section 200-172(B). Conditional uses. In an R-24 District, the following uses may be permitted as conditional uses:**

...

**Section 200-172(B)(5). Water storage tank or tower, water reservoir, water or sewer pumping station and water or sewage treatment plant, subject to the following special requirements:**

- (a) The project is designed to be in keeping with the architectural character of the neighborhood in which it is to be located.**
- (b) The project is in keeping with the Master Plan of the Township.**
- (c) The project conforms with yard setbacks for the district in which it is to be located.**
- (d) Adequate landscaping in conformance with standards established in Article XXXI of this Part 4.**

**Section 200-172(B)(6). Substations, electric and gas facilities and all other public utilities, subject to the following requirements:**

- (a) All those requirements of Subsection B(5) above.**
- (b) No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings.**

Addressing the above conditional use standards:

- (a) The project is designed to be in keeping with the architectural character of the neighborhood in which it is to be located.**

The property is located within a residential neighborhood. The existing building has been a part of the neighborhood for decades. There are no changes proposed to the existing, unmanned building, only the addition of an emergency generator which will ensure the reliability of communications and uninterrupted service which benefits the public.

**(b) The project is in keeping with the Master Plan of the Township.**

As this project is a permitted conditional use, the project is consistent with the Master Plan of the Township.

**(c) The project conforms with yard setbacks for the district in which it is to be located.**

The project conforms with yard setbacks for the district. See zoning chart on cover sheet of plans.

**(d) Adequate landscaping in conformance with standards established in Article XXXI of this Part 4.**

Applicant has worked with the Township Landscape Architect and met with neighbors to address the landscape requirements contained in the Ordinance as well as providing additional landscaping features in order to provide an aesthetically appealing landscaping plan for the property.

**(e) No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings.**

There are no repair facilities or crews on site and none are proposed, nor outdoor storage of any materials. The existing building will remain unmanned.





29 June 2020

Ms. Kristi M. Somma, P.E.  
M&E Engineers  
26 West High Street  
Somerville, New Jersey 08877  
[ksomma@meengineers.com](mailto:ksomma@meengineers.com)

Re: Acoustical Evaluation of Proposed Emergency Generator  
Verizon Penns Neck Central Office  
138 Washington Road, West Windsor, New Jersey  
LSG&A File 2020042

Dear Ms. Somma:

As you requested, Lewis S. Goodfriend & Associates (LSG&A) has completed an evaluation of the expected outdoor sound pressure levels due to the operation of the proposed emergency generator at the Verizon Penns Neck central office located at 138 Washington Road, West Windsor, New Jersey. This letter summarizes the results of our evaluation, including the expected sound pressure levels at the nearest property lines due to the proposed generator, compared to measured baseline sound pressure levels, and the applicable limits of the noise regulations.

## 1.0 SITE LAYOUT

This Verizon central office is located at 138 Washington Road, in West Windsor, New Jersey. Verizon is proposing to replace the existing emergency generator with a Caterpillar emergency generator. The generator is proposed to be installed in a custom acoustical enclosure located on the west side of the Verizon building. Residential uses are adjacent to the Verizon property to the north, south, and west. Figure 1, at the end of this letter, shows an aerial view of the site and the approximate location of the generator with respect to the Verizon building and the adjacent properties.

## 2.0 MEASUREMENT OF THE BASELINE SOUND PRESSURE LEVELS

On Tuesday, 9 June 2020, Andrew Bosco of LSG&A visited the site to perform baseline measurements of the sound pressure levels at the nearest receiving property line.

## 2.1 Daytime Baseline Measurements

On 9 June 2020, a 30-minute measurement of the existing daytime sound pressure levels was performed at the west property line of the site. Sound sources that contributed to the sound pressure levels during the measurements included the existing equipment, vehicular traffic, and wildlife. The meteorological conditions during the daytime ambient measurements, conducted between 11:30 A.M. and 12:30 P.M., included a temperature of approximately 82 degrees Fahrenheit, a relative humidity of 41 percent, and steady winds of approximately 8 mph from the west southwest.

## 2.2 Data Acquisition and Analysis

Measurements of the airborne sound pressure levels were performed using one of LSG&A's Rion Type NL-52 precision real-time sound pressure level analyzers, equipped with a Rion Type UC-59 microphone. The analyzer automatically records statistical A-weighted<sup>1</sup> and one-third octave band sound pressure levels and stores the results in memory for later retrieval. The analyzer was mounted on a tripod at a height of approximately 5 feet above grade, and a windscreen was placed over the microphone for all measurements. The system's calibration was verified in the field before and after the measurements using a Brüel and Kjær type 4231 acoustical calibrator. The stored data was later downloaded and transferred to a spreadsheet for evaluation. Copies of the NIST traceable calibration certificates for the sound level measurement equipment are available upon request.

## 3.0 REQUIREMENTS OF THE APPLICABLE NOISE REGULATIONS

The New Jersey Department of Environmental Protection (NJDEP) maintains a statewide noise regulation, and the Township of West Windsor also has regulations regarding sound. The NJDEP noise regulation specifically exempts the sound emissions associated with emergency generators when operated to restore electricity during an outage.<sup>2</sup> The West Windsor noise regulation also includes this exemption by reference to the NJDEP regulation.<sup>3</sup> Therefore, the sound emissions due to the emergency operation of the generator would be exempt from the limits of the noise regulations. However, the planned periodic testing of emergency equipment is *not* exempt from

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<sup>1</sup> A-Weighting, noted as dB(A), is a standardized sound level meter setting having a frequency characteristic similar to the human ear/brain frequency sensitivity and, therefore, provides an overall sound level measurement that correlates with how humans perceive sound.

<sup>2</sup> NJAC 7:29, Section 1.5.a.14

<sup>3</sup> Code of the Township of West Windsor. Section 133-3 A. Exemptions.

these limits. LSG&A understands that periodic generator testing will only occur during daytime hours.

### 3.1 NJDEP Noise Regulation

The NJDEP noise regulation limits the A-weighted sound levels produced by a commercial facility, when measured at a residential property line, to the following sound levels:

Daytime (7:00 A.M. -to- 10:00 P.M.) – 65 dB(A)

The NJDEP regulation also provides limits for sound pressure levels in the preferred octave bands with center frequencies between 31.5 and 8000 hertz during the daytime and nighttime hours, as summarized in Table 1.

<b>Table 1 – Daytime Sound Pressure Level Limits [dB re: 20<math>\mu</math>Pa] of the NJDEP Noise Regulation for Residential Property Receivers (NJAC 7:29)</b>									
	<b>Octave Band Center Frequency, Hz</b>								
	<b>31.5</b>	<b>63</b>	<b>125</b>	<b>250</b>	<b>500</b>	<b>1000</b>	<b>2000</b>	<b>4000</b>	<b>8000</b>
<b>Daytime Limits</b>	96	82	74	67	63	60	57	55	53

### 3.2 West Windsor Noise Regulation

The West Windsor noise regulation is set forth in the codes, Part II, General Legislation. Section 113-6 (*Maximum Permissible Sound Levels*) provides the same A-weighted and octave band sound pressure level limits as the NJDEP code. However, the NJDEP noise regulation states that the measured sound pressure levels may not exceed the given decibel levels, whereas the Township's noise ordinance states that the measured sound pressure levels may not equal or exceed the decibel limits.

## 4.0 ACOUSTICAL EVALUATION

LSG&A assumes that the periodic testing of the generator will only be performed during the daytime hours. The expected sound pressure levels calculated at the nearest residential property lines were based on the emergency generator being housed within a sound attenuating enclosure. Table 2, below, shows the acoustical design for the maximum sound pressure levels of this unit in the sound enclosure used in LSG&A's evaluation.

<b>Table 2 – Maximum Sound Pressure Levels (Lp) at 23 feet Used to Calculate Property Line Sound Levels due to the Proposed Equipment, Verizon Penns Neck Central Office, West Windsor, New Jersey.</b>									
	<b>Octave Band Center Frequency, Hz</b>								<b>Overall dB(A)</b>
	<b>63</b>	<b>125</b>	<b>250</b>	<b>500</b>	<b>1000</b>	<b>2000</b>	<b>4000</b>	<b>8000</b>	
<b>Maximum Lp</b>	63	72	67	67	67	59	58	53	67

LSG&A has reviewed the drawing for a Pritchard Brown acoustical enclosure for this site and is requesting that the manufacturer provide the tested maximum sound pressure levels for this unit in the enclosure for review and approval. If the actual octave band sound pressure levels of the generator are greater than the levels summarized above, they should be submitted to LSG&A for approval.

## 5.0 RESULTS AND DISCUSSION

Table 3, below, shows the expected overall A-weighted sound levels due to the proposed generator in an enclosure that meets the maximum sound pressure levels in Table 2, compared to the measured baseline sound levels.

<b>Table 3 – Expected Sound Levels due to the Proposed Emergency Generator, Compared to the Measured L<sub>90</sub><sup>4</sup> Baseline Sound Levels and the NJDEP Noise Regulation, Verizon Penns Neck Central Office, West Windsor, New Jersey.</b>		
<b>Evaluation Location</b>	<b>Overall A-weighted Sound Levels, dB(A)</b>	
	<b>Expected due to Generator</b>	<b>Measured Baseline, 9 June 2020</b>
South Residential	56	47
West Residential	57	47
North Residential	56	47
<b>NJDEP Limit</b>	<b>65</b>	

Figure 2, at the end of this letter, shows the calculated octave band sound pressure levels at the nearest residential property lines due to the proposed generator in an enclosure that meets the maximum sound pressure levels in Table 2. The expected sound pressure levels are compared to the measured daytime L<sub>90</sub> baseline sound pressure levels, and to the limits of the noise regulations. The results of the evaluation indicate that the sound emissions due to the proposed generator, in an acoustical enclosure that meets the sound level performance provided in this letter, are expected to meet the limits of the applicable noise regulations at the nearest property lines.

<sup>4</sup> The L<sub>90</sub> is the sound pressure level exceeded 90 percent of the time during the measurement, and represents the continuous sound pressure levels during the measurement period.

I trust that this information is sufficient for your present needs. Please call me if you have questions.

Very truly yours:

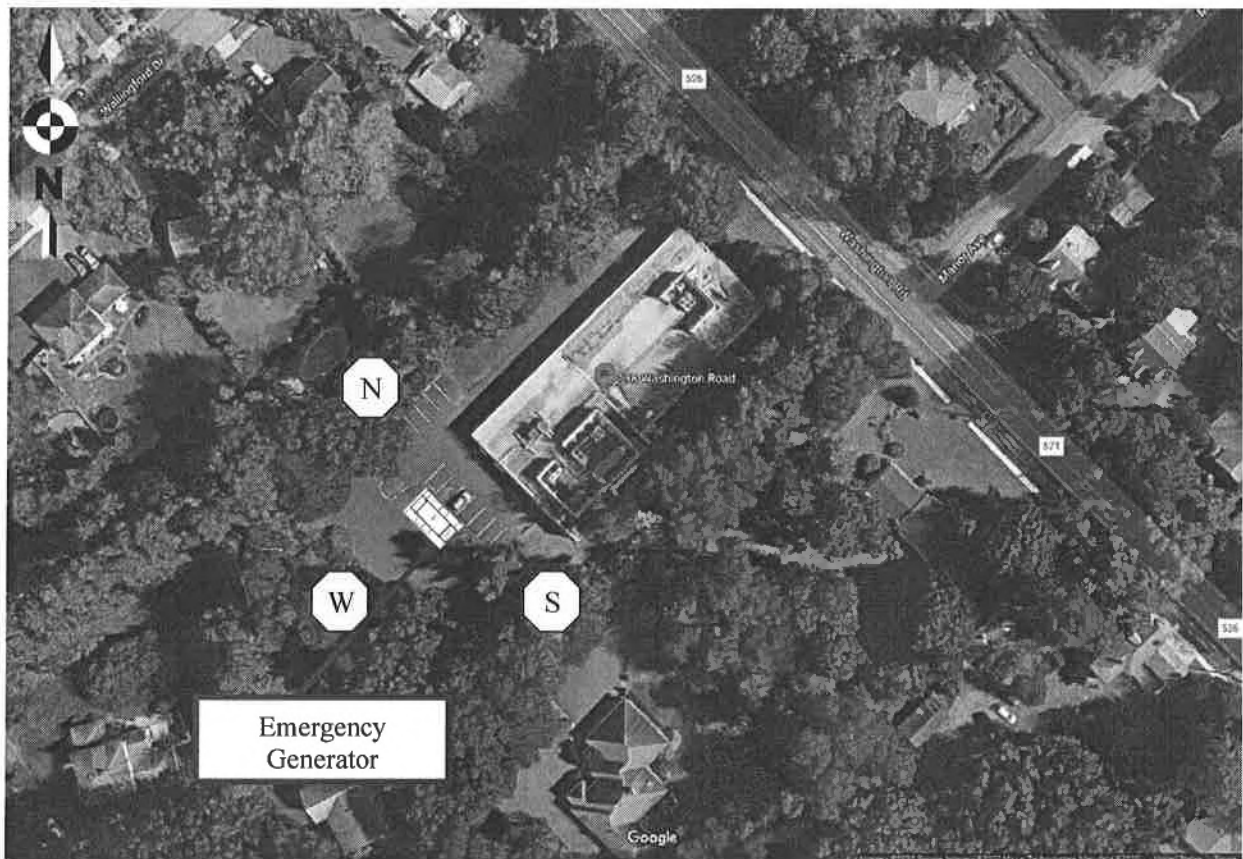
LEWIS S. GOODFRIEND & ASSOCIATES

A handwritten signature in black ink, appearing to read "M. Murello", with a long horizontal flourish extending to the right.

Matthew T. Murello, P.E.  
President

MTM:mm  
Enclosures

Figure 1 – Aerial Image Showing the Site and the Acoustical Evaluation Locations, Verizon Penns Neck Central Office, West Windsor, New Jersey.



NOTES: All Locations Approximate  
Not to Scale  
Not For Construction

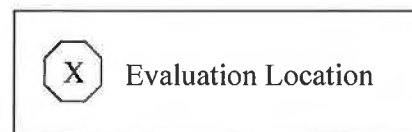


Figure 2 – Calculated Sound Pressure Levels (Lp) at the Adjacent Residential Property Lines (PL), due to the Operation of the Emergency Generator, Compared to the Daytime Limits of the NJDEP Noise Regulation and the Existing Daytime L<sub>90</sub> Ambient, Verizon Penns Neck Central Office, West Windsor, New Jersey.

