

**BOROUGH OF PARK RIDGE
PLANNING BOARD
SEPTEMBER 14, 2022 8:00PM
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to recite the Pledge of Allegiance.

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Councilman Robert Metzdorf	Present
Ms. Julie Falkenstern	Present
Mr. Mark Bisanzo	Absent
Mr. Donald Browne	Present
Mr. Ron Epstein	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present

Also Present:

Mr. Brian Giblin	Board Attorney
Ms. Tonya Janeiro	Board Secretary

Open to the public for non-agenda items

No members of the public had any questions.

Approval of Minutes

The minutes of January 12, 2022 were approved on a motion from Ms. Falkenstern, seconded by Mr. Schwamb, and carried by all members eligible to vote.

Board Discussion

Utilities Mill Road Substation Expansion Presentation.

The following professionals were present to discuss the Mill Road Substation expansion.

Paul Longo – Director of Operations
Jennifer Dering – Utility Board Engineer
Rich Ardolino – Utility Board Engineer
Jimmy Leichtnam – Electric Department Supervisor
Michael Mintz – Utility Board Member

Ms. Dering and Mr. Ardolino went over the power point presentation that provided information on the upgrades and renderings (see attached). This Substation is the

primary Substation in Park Ridge. The substation was constructed in 1978 and needs repairs and upgrades. Currently, the Substation has two bays. The proposed construction will be adding one more bay.

Ms. Dering and Mr. Ardolino discussed the proposed fencing that would surround the Substation. The fencing will not only provide security but it will improve the visual façade as well. High voltage signs will be posted on the fencing. For now, the Substation will only receive pertinent upgrades. Eventually, the existing transformers will be upgraded.

Chairman Von Bradsky asked how tall the fencing will be. Ms. Daring commented that the fencing should be 12 ft. in height and non-climbable. The rear fencing will be chain link with barb wire and possible motion lights if necessary.

The transformer was ordered in early summer, but has a one year delivery time frame. The switch gear will not be available until September 2023.

This project is already bonded for. The overall cost is \$4 million dollars.

Mr. Leichtnam commented that this proposed project is required for renewables.

Mr. Browne asked about the EV future. MS. Dering replied that it is growing rapidly.

Chairman Von Bradsky asked for a description of the proposed Substation. The dimensions of the Substation will be 36 x 24 x 12.

Ms. Falkenstern suggested that the Board Planner make a suggestion regarding any necessary landscaping.

Ms. Dering commented that the area will have limited blacktop, mostly crushed stone and grass.

The project is expected to begin construction as soon as winter breaks.

A smaller committee can be formed if the Board has any ongoing concerns with the construction, fencing and landscaping.

Councilman Metzdorf said he is in favor of this project.

Ms. Falkenstern suggested that fencing be installed instead of landscaping which would require maintenance. Mr. Mital agreed.

The meeting was adjourned on a motion from Ms. Falkenstern, seconded by Councilman Metzdorf, and carried by all.

Respectfully Submitted,


Tonya Janeiro

Park Ridge Mill Road Substation Upgrades Requirement and Reliability

Presented by
Jennifer Dering, PE, CEM



Engineering
& Design

Accelerating success.



Mill Road Substation Existing Conditions

- Aged Equipment
 - Main transformer was purchased in 1978 and now is 45 years old and reaching end of life.
 - Main transformer under extreme weather conditions can be overburdened and require additional equipment to unload it.
- Oil filled Circuit Breakers are aged and require replacement
 - Inspection of the breakers last year showed the breakers have reached the end of the useful life.
- Spare parts for existing equipment are not attainable
- Control house is undersized. Protective relaying needs to be upgraded to current standards and equipment. This will allow expandability in the future.

Accelerating success.



Mill Road Substation Existing Conditions

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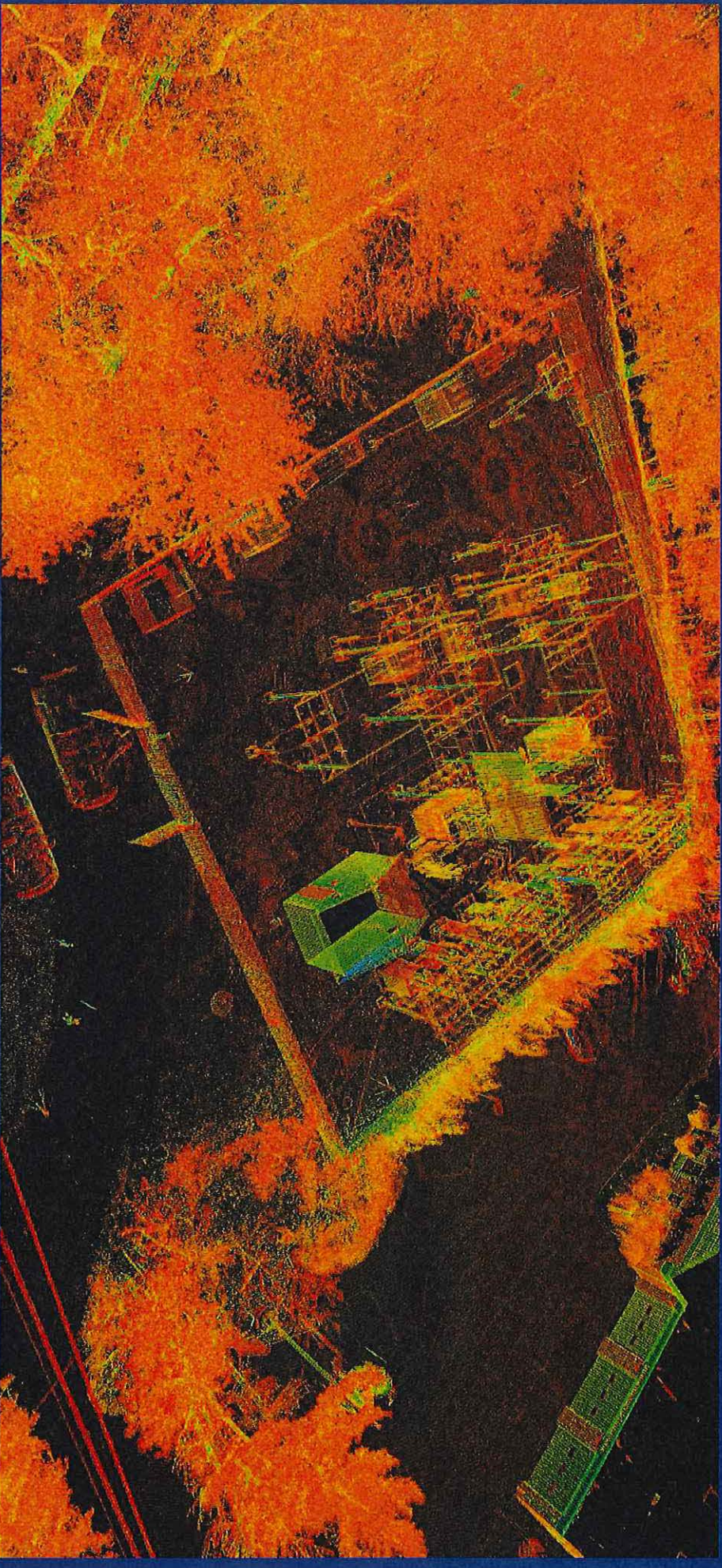
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Mill Road Substation Existing Conditions

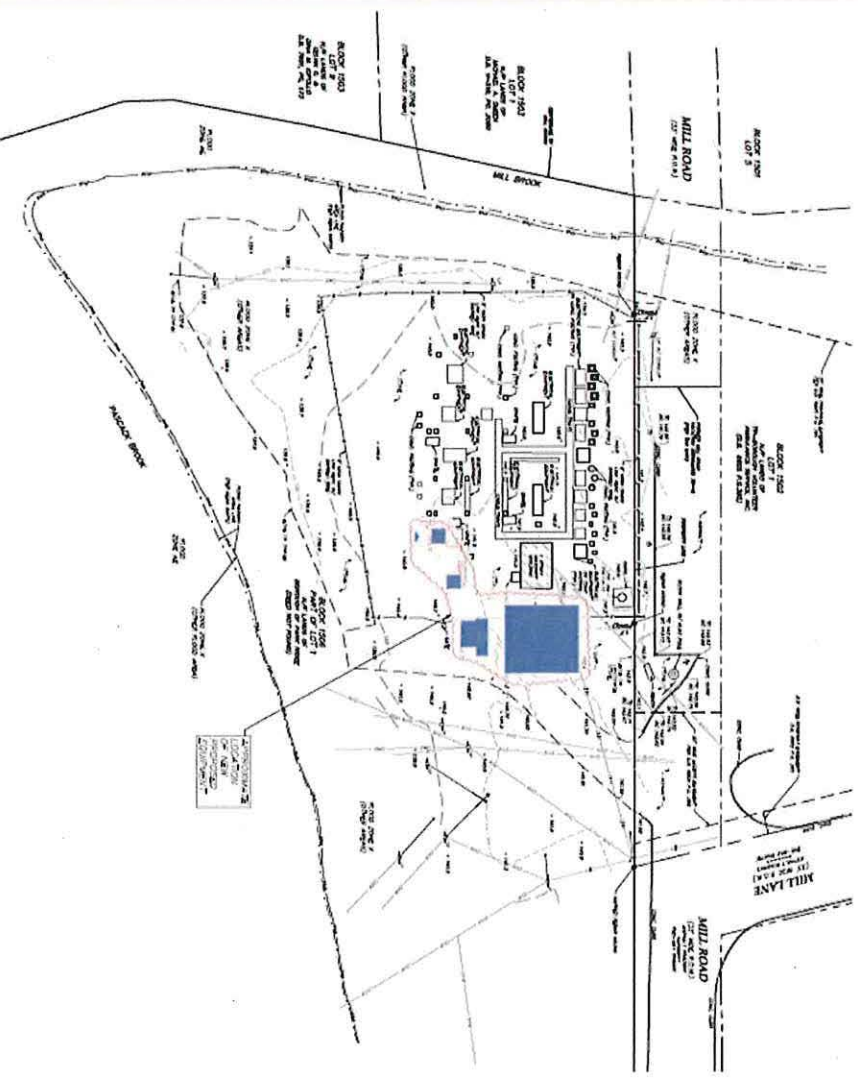
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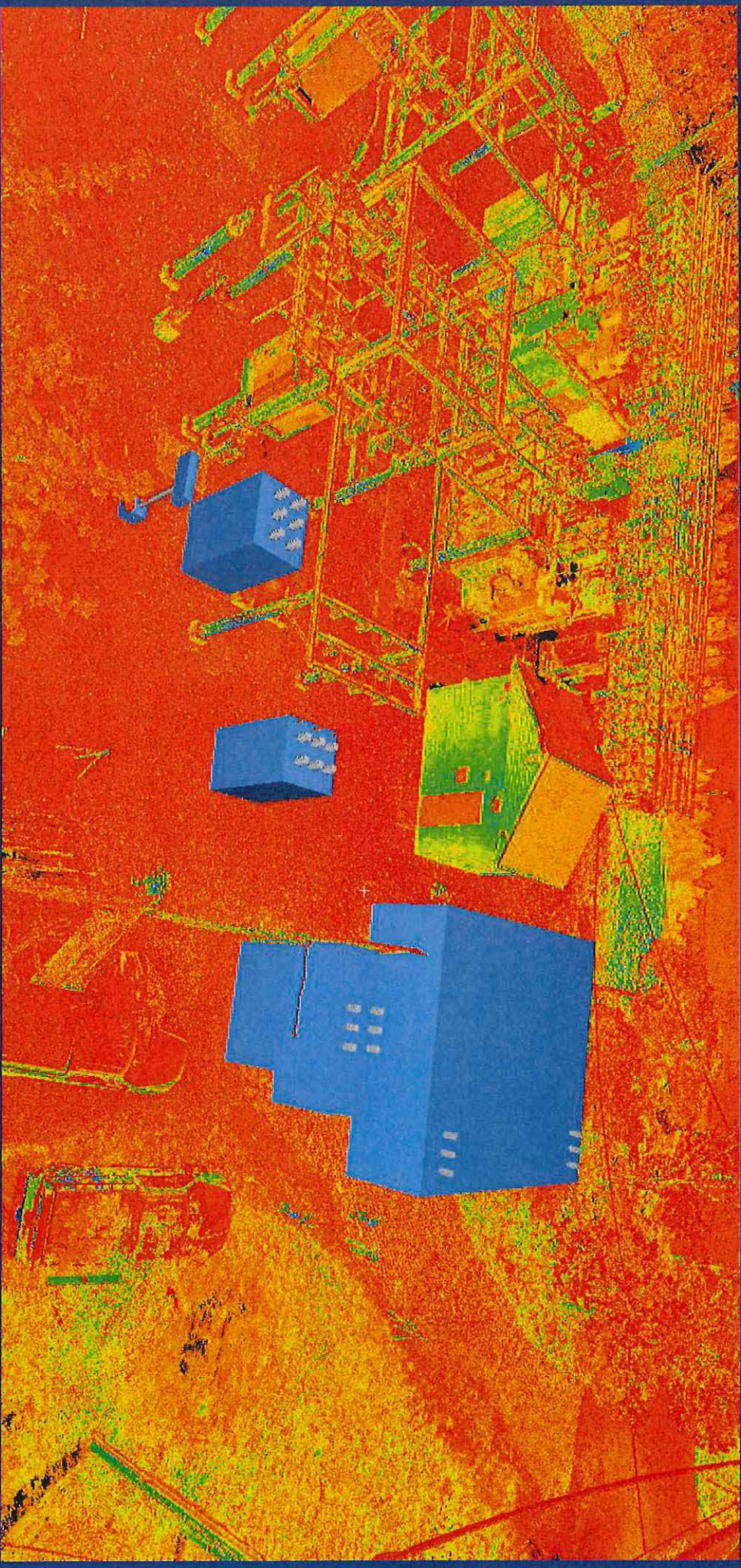
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Mill Road Substation Upgrades

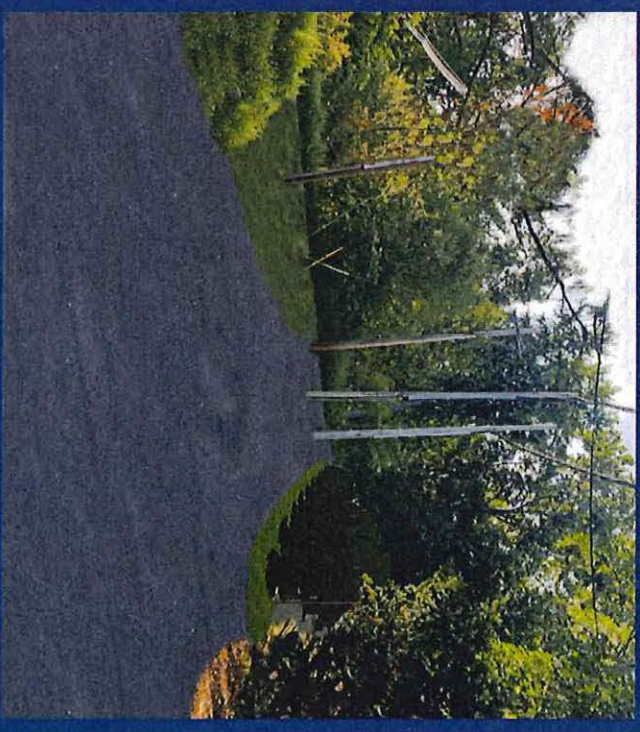
- Addition of a new transformer
- New state of the art walk in switchgear that will house new protective relay systems, and new battery system
- Select feeders will be relocated from existing transformer to the new transformer. This will unload a single transformer to better balance load.
- New Switchgear is sized to have spare capacity to accommodate future growth in the town and local generators as needed.
- New upgrades improve reliability and will facilitate maintenance opportunities in substations without concern of loss of power
- These new installations will facilitate replacement of aged equipment in a scheduled process.



Mill Road Substation New Transformer and Switchgear 6



Rendering of Expanded Substation Street View



Questions?