

PLUMSTED TOWNSHIP LAND USE BOARD
January 6, 2015

The reorganization meeting of the Plumsted Township Land Use Board was held on Tuesday, January 6, 2015 at 7:30 p.m. in the Municipal Building with the following members present:

<u>X</u> Walter Bronson, Chairman	<u> </u> Eric Sorchik
<u>X</u> James Dowd	<u>X</u> Jack Trotta, Mayor
<u>X</u> Wendy Galloway	<u> </u> Ronald Dancer, Alt #1
<u>X</u> Miguel Garces	<u>X</u> Dominick Cuzzo, Alt #2
<u>X</u> Douglas Hallock, Vice Chairman	<u>X</u> David Leutwyler, Alt #3
<u>X</u> Robert Hardy	<u> </u> Alternate #4
<u>X</u> Vincent Lotito (Designee)	<u>X</u> John Mallon, Engineer
<u>X</u> Glenn Riccardi	<u>X</u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. Walter Bronson was nominated for Chairman on motion by Ms. Galloway and seconded by Mr. Dowd. Nominations were closed. Carried by roll call vote with Mr. Bronson abstaining. Douglas Hallock was nominated for Vice-Chairman on motion by Mr. Garces and seconded by Mr Riccardi. Nominations were closed. Carried by roll call vote with Mr. Hallock abstaining. Joan Gruca was nominated for Secretary to the Board on motion by Chairman Bronson and seconded by Mr. Hallock. Nominations were closed. Carried by roll call vote.

Chairman Bronson asked that the Nominating Committee, consisting of Miguel Garces and Wendy Galloway present their report with regard to the proposals received for Board Attorney and Engineer. Mr. Garces read a prepared statement outlining the results of the Committee's review and concluded by nominating Gregory McGuckin of Dasti, Murphy, McGuckin, Ulaky, Cherkos and Connors for attorney which was seconded by Mr. Hallock. Nominations were closed. Carried by roll call vote. Mr. Garces then nominated John Mallon of T&M Associates for Board Engineer, seconded by Mr. Hallock. Nominations were closed. Carried by roll call vote. A motion designating the Asbury Park Press, Messenger Press, Trenton Times, Tri Town News and the Burlington County Times as the official newspapers of the Land Use Board was made by Mr. Hallock and seconded by Ms. Galloway. Carried by roll call vote. A nomination to adopt the notice of annual scheduled meetings was made by Mr. Hallock and seconded by Mr. Garces. Carried by roll call vote.

Chairman Bronson noted that next on the agenda was the approval of the meeting dates for 2015. Generally speaking the dates are the first Tuesday of the month with the exception of June and November dates being the third Tuesday. A motion to approve the meeting dates was nominated by Mr. Hallock and seconded by Mr. Garces. Carried by a roll call vote.

RESOLUTIONS:

2015-01 – Granting Use Variance and Preliminary Approval and Final Site Plan Approval for Wireless Edge Towers, LLC, Block 1, Lot 71. Carried by roll call vote.

YES: Dowd, Galloway, Garces, Hallock, Hardy, Leutwyler and Chairman Bronson.

DISCUSSION:

Several local residents who live in close proximity to the Block 1, Lot 71, where the cell tower is proposed to be erected were in attendance to voice their concerns. Attorney McGuckin stated that the hearing is over and that it would be inappropriate for the board to take testimony. The application has been concluded, the applicant is not here and cannot submit input for cross examination. It would be highly unusual for the board to consider additional public comment on approval that has already been granted. Resolution 2015-01 has already been approved by the board and that any public comments could be heard but advised that if any additional testimony without the applicant being present which in any way could be considered as an amendment to an approval or a change of vote to the approval would not be considered and it was up to the board if they chose to hear public comments off the record.

Chairman Bronson agreed to hear the residents' concerns but reiterated that the Board would not be able to overturn what has already been done. Chairman Bronson also stated that the vote this evening was just to approve the wording of the Resolution, that it is an accurate representation of what was voted and approved last month.

Several residents spoke in opposition to the project. Generally, the residents were concerned with decreased property values and visual impacts. Several Board members indicated that they did not feel that making the tower look like a tree would be appropriate at this location. It was indicated that the Board thought that the pole was to be painted to blend into the sky. Mr. Bronson indicated that he would pass along the concerns to the Township Committee. No formal action was taken.

Discussion was closed to the public.

A motion to approve and memorialize Resolution 2015-01, Granting a Use Variance and Preliminary Approval for Wireless Edge Towers, LLC, Block 1 Lot 71 was made by Mr. Hardy and seconded by Mr. Dowd. Carried by a roll call vote.

New Business:

Informal: Plumsted Township School District:

Solar Panel Installation at the New Egypt High School and Middle School.

School Business Administrator, Mr. Sean Gately, and architect, Bob Zmijewski, were in attendance to discuss the proposed Clean Energy roof mounted and ground mounted solar project at the schools. The ground mount portion is to be installed in the retention pond/swale area, where as DEP approval has already been attained. The informal discussion was to seek Plumsted Township Land Use Board Approval of the project.

Attorney McGuckin stated that any capital improvement of the school district or any other public government entity is required to come to the Land Use Board for review.

That the review is not to decide to accept the project, or to decide to build it differently or to tell the school district yay or nay. The sole requirement of the Land Use Board is to determine if the project is consistent with the Master Plan. The State Board of Education will not authorize the project unless the Land Use Board makes that determination.

After much discussion by the board it was determined that the solar project is consistent with the Master Plan. A motion by Mr. Garces to accept the School Board's proposal to install solar panels is consistent with the Master Plan. The motion was seconded by Mr. Hallock. Carried by a roll call vote of all ayes.

Chairman Bronson asked if there were any other matters that needed to be discussed from the public and the Board, which there was not.

A motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca
Secretary