

PLUMSTED TOWNSHIP LAND USE BOARD

April 5, 2016

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, April 5, 2016 at 7:30 p.m. in the Municipal Building with the following members present:

 X Walter Bronson, Chairman
 X Michael McGuire
 X Wendy Galloway
 X Ronald Dancer
 AB Douglas Hallock, Vice Chairman
 X Robert Hardy
 AB Vincent Lotito (Designee)
 X Glenn Riccardi

 AB Eric Sorchik
 X Jack Trotta, Mayor
 AB Dominick Cuzzo, Alt #1
 AB David Leutwyler, Alt #2
 X Robert Bowen, Alt #3
 AB John Neyenhouse, Alt #4
 X John Mallon, Engineer
 X Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve and accept the meeting minutes of February 2, 2016 was made by Mr. Hardy and seconded by Ms. Galloway, passing unanimously with Mr. Dancer abstaining.

RESOLUTIONS:

None

Old Business:

WaWa requested an extension by letter. Mr. McGuckin suggested to put them back on the agenda for next month. Mr. Mallon tried contacting their engineer and hasn't hear anything back. A traffic study was requested by the Board at the last meeting which they attended. The sub-committee was also to meet. WaWa indicated this morning that they wished to set something up. A motion to postpone the meeting until May 3, 2016 was made by Mr. Riccardi, seconded by Mr. Hardy. Unanimously voted to carry to May third with no further noticing for next meeting.

New Business:

Trinity Solar- 200 Longswamp, Block 89 Lot 19:

Mr. Mallon, Township Engineer, read his letter of review for ground mounted solar energy system at 200 Longswamp Road. Site plan approval is required for ground mounted systems that are greater than 40% of the principal structure roof area.

Lawrence G. Murphy III, civil engineer with Greensite Engineering, was sworn in to testify. Mr. Murphy previously reviewed Mr. Mallon's report giving testimony that 80 solar panels are proposed divided on two separate ground mounted arrays. 10' maximum height, each array size is approximately 16' x 4' equaling 710sqft. Or 32.7% of principal building. Front and Side yard set backs are met. The system will also consist of 2 small inverters (electrical box) mounted on back

of each array. The panels are mounted at approximately a 30 degree angle which is optimal for no glare towards any adjacent properties. Photos entered and numbered for application A-1, A-2, A-3, and A-4 showing the property and placement of panels on site. Mr. Mallon asked if they knew the location of the septic and well, so not to construct over them. Homeowner Clifford Horner, III was sworn in to testify that the well is located in the northwest corner by the street and the septic field is in the southeast point just off rear of the house. They will have to reroute one electrical line to the house.

Kevin Kura from Trinity Solar, director of installation and design was sworn in as an expert witness. Mr. Hardy asked what safeguards are in place in case of a forest or brush fire. Mr. Kura said solar panels stay energized. Our system can be DE energized after the module. The cell themselves are fully encapsulated with shatter proof glass that if shattered will still not expose any solar cells.

No further questions from the board.

No public comments or questions. Closed.

Chairman Bronson asked about any extra screening requirements. A motion to approve the application as stated by Mr. McGuckin was made by Mr. Hardy and seconded by Ms. Galloway. A roll call vote of approval was granted.

Discussion:

Mr. Mallon said that he will be working with Clerk Dorothy Hendrickson to change the Ordinance fee schedule. As discussed, to change the minor site plan and gave a number value to an informal. If the applicant applies within One Year they would get credit towards their application. Also added, escrows for a GDP. Chairman Bronson asked for a motion to recommend fee changes to the Township Committee. Mr. Riccardi made the motion as stated and Mr. Hardy seconded. Roll call vote....unanimously accepted.

The subcommittee had recently met with Developer Lennar. The meeting was informative. Questions that came up in the informal presentation were rehashed. An invite was extended for board members to visit a similar site if there was an interest. They know they have to talk to North Hanover Township as well as the County about ingress and egress. Chairman Bronson asked if they had discussed or completed a traffic study and that he would not accept the application without it. Before the application is deemed complete by Mr. Mallon, Chairman Bronson would like to know what is submitted.

Chairman Bronson asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca