

PLUMSTED TOWNSHIP LAND USE BOARD  
October 4, 2016

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, October 4, 2016 at 7:30 p.m. in the Municipal Building with the following members present:

<u>AB</u> Walter Bronson, Chairman	<u>AB</u> Eric Sorchik
<u>AB</u> Michael McGuire	<u>X</u> Jack Trotta, Mayor
<u>AB</u> Wendy Galloway	<u>X</u> Dominick Cuzzo, Alt #1
<u>X</u> Ronald Dancer	_____, Alt #2
<u>X</u> Douglas Hallock, Vice Chairman	<u>X</u> Robert Bowen, Alt #3
<u>AB</u> Robert Hardy	<u>X</u> John Neyenhouse, Alt #4
<u>AB</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. No meeting minutes were available to vote on.

**RESOLUTIONS:**

The following resolution was read and adopted by the majority in favor.

**2016-08**

**Randazzo-Accessory building height variance**  
**Block 55, Lot 158.02**

**2016-09**

**Master Plan ReExamination Report**

**Old Business:**

**Telfeian/Roeder- Ground Mount Solar Variance**  
**Block 43, Lot 8.01**

This application was carried from the September 6<sup>th</sup> meeting. Proper noticing in the approved paper has been completed on time for this meeting.

Mr. Arthur Telfeian and Victoria Roeder, the applicants, were sworn in to testify. Mr. Mallon read his review letter on a ground mounted solar system consisting of 1200 sq. ft. of solar panels. Mr. Telfeian stated the panels would be 30-40 feet off the property line. The trees that will be cleared are mostly dead or dying and the trees along the property lines will be cleaned up as well. A natural screen of hemlocks will be placed by the array. The applicants agree to grade and seed within 6 months if the solar panels are taken out of service. No comments from the board or public were made. A motion to accept the application with compliance with the Township

Engineer's letter was made by Mr. Dancer, seconded by Mayor Trotta. A roll call vote of all in favor by those in attendance.

**New Business:** None

Vice Chairman Hallock 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