

PLUMSTED TOWNSHIP LAND USE BOARD  
May 19, 2015

The special meeting of the Plumsted Township Land Use Board was held on Tuesday, May 19, 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>      </u> Wendy Galloway	<u>  X  </u> Ronald Dancer, Alt #1
<u>      </u> Douglas Hallock, Vice Chairman	<u>  X  </u> Dominick Cuzzo, Alt #2
<u>  X  </u> Robert Hardy	<u>  X  </u> David Leutwyler, Alt #3
<u>      </u> Vincent Lotito (Designee)	<u>      </u> Alternate #4
<u>  X  </u> Glenn Riccardi	<u>  X  </u> John Mallon, Engineer
	<u>  X  </u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve the minutes of the regular meeting of May 5, 2015 as mailed/e-mailed was made by Mr. Riccardi and seconded by Mr. Leutwyler. Carried by roll call vote with Alternate Dancer abstaining.

**RESOLUTIONS:**

None

**AGENDA:****OLD BUSINESS:**

No old business.

**NEW BUSINESS:****Meredith, Minor Subdivision, Block 29, Lot 35 & 36.**

Mr. Mallon read his letter dated May 5, 2015 to the applicants. Taking note that since this is just a lot line adjustment with no changes in site conditions, the Board normally takes no action on Variances and does not require curbs, sidewalks or shade trees when no new lots are created.

Additionally, a right-of-way dedication is not required when no new lots are created. However, a sight triangle easement at the intersection should be provided.

Mr. Chester DeLorenzo, of Cranmer Engineering, P.A. is the applicant's engineer/surveyor was sworn in by Attorney McGuckin. Mr. DeLorenzo stated that he is a licensed engineer and licensed land surveyor and licensed planner in New Jersey. Mr. DeLorenzo was speaking on behalf of the applicant, Mr. Rick Meredith. The applicant requests strictly a lot line adjustment and not looking to change anything but to bring Lot 36 into conformity and call it lot 36.01. Making the two lots more equally balanced in size and put the existing driveway and hedgerow on their property.

Mr. Mallon asked if the applicant is willing to comply with the requests on the letter regarding the items listed and providing a sight triangle. Mr. DeLorenzo stated that he and the applicant have reviewed the letter and wish to comply with all items requested.

Chairman Bronson asked if there was any issue part of the road being on the property? Mr. Mallon suggested to make the site triangle a road easement so as not to have to change the road. Put on that so the return at the intersection is allowed to remain the way it is. The applicant agreed.

Chairman Bronson opened and closed it to the public stating that no one came forward.

Chairman Bronson asked for a motion to accept the minor subdivision. Mr. Hardy made the motion and Mr. Riccardi seconded the motion. Carried by roll call vote.

YES: Dowd, Hardy, Riccardi, Mayor Trotta, Dancer, Cuzzo, Leutwyler, Chairman Bronson

NO: none

**Tabled discussion from May 5, 2015 meeting; New Business Agenda:**

**Plumsted 537, LLC. Preliminary/Final Site Plan Approval, Block 60, Lot 22**

Mr. Riccardi recused himself from the next application to be heard due to a conflict.

Chairman Bronson introduced the application of Plumsted 537, LLC, Block 60, Lot 22, Preliminary/Final site plan application. Mr. Mallon proceeded to read the application for approval to determine if the proposed development meets the definition of essential services, which is a permitted use in the Light Industrial Zones within the Township. Project will consist of ten (10) high-rate grid battery systems that measure approx. 53' long by approximately 8 ft. wide by 12 ft. high, each with its own HVAC system, fire suppression system and a power conversion system. Further description of fenced in stone area, access drive, infiltration basin and plantings to screen the area as well as provide security. The wooded area west of the equipment will remain undisturbed and an area approximately 200 ft. by 200 ft. south of the equipment will be cleared for a portion of the access drive and the infiltration basin.

Jeffrey Apell, attorney for the applicant introduced the key representatives of the project that were sworn by attorney McGuckin as they were needed to represent their project. Mr. Thomas Brayman and Srikant Akula were sworn in by Mr. McGuckin. These gentlemen own a company based in Jersey City, New Jersey which is a renewable energy developer. This project is a component of that. It's an energy efficiency project. Mr. Brayman said that JCP&L is investing to help the transmission lines. A federal mandate from the Federal Energy Regulatory Commission (FERC) has provided a market mechanism to help stabilize the grid. More renewables going on, coal plants coming off, what the battery storage system does to stabilize the grid is match the supply and demand within minutes of each other. It helps protect, localized grid, the regional grid, to provide resiliency to the transmission lines because with mismatch of supply and demands there is potential for brown outs. FERC has mandated incentives for developers to find projects that support the transmission lines. The projects are too small for the utilities to focus on. The small battery systems are what their company is focusing on for the Monmouth Road project. The Plumsted location has good power infrastructure here. There's also a lot of solar around in the immediate regional area which has an impact on the supply and demand problem. The site is zoned industrial, the location of a transmission line adjacent to the property is ideal for these types of battery storage systems. These systems wouldn't be hooked up to big huge lines you see around the state. It would be for the smaller transmission lines which help distribution for residence and consumers of the energy. Mr. Akula states that Great Adventure substation is 3

miles away. And Great Adventure is looking to installing a solar power farm for their park. Adding to the renewables in the immediate area. The batteries help out with stabilizing the supply and demand by storing the energy on site and distributing it on demand when needed.

The operation of this system is compared to an electrical substation in terms of operation and maintenance. The system is unmanned and requires very little maintenance, talking maybe every six (6) months. Being an unmanned system, remotely run by software. Mr. Akula stated that they propose a small parking area for the site maintenance. The system does not require any water or sewer. It has a chilled water system, such as propylene glycol, a food grade item that circulates thru the entire system. As for storm water runoff there is a shallow retention basin that is designed to contain that. Building timeline is approximately to be 4-5 months. Much will be determined by working with JCP&L for when they are ready to connect to their transmission lines which could delay the start of the project. In terms of safety, lighting, emergency lighting will be installed, security system with cameras that will have direct access to fire and police. The fire department will have 100% access to the site at any time. The system will have fail-safes that can shut down any individual rack of batteries. A fire suppression system inside each unit that will automatically go off in case of fire. The batteries are housed in 53' long steel containers. There will be a slight hum (noise) similar to a transformer on an everyday electrical pole. In the back of the property is where the chilled water system will be. This is similar to your basic HVAC at a residence. The noise is no louder than any ambient traffic from Route 537. No emissions from this project like you see in a manufacturing facility. These are similar to your batteries in your cell phone. No combustion happening so no odors will be evident.

Warning signs similar to electrical substation warning signs will be present around all the fencing and will contain the contact information as well as warnings to deter anyone coming on the property.

Mr. Hardy asked if these were lead acid batteries? The answer is that they are Lithium-ion. Similar to what's in a cell phone. "What if there was a fire? Could a fireman spray something on it without a threat to his life?" Mr. McGuckin swore in witness, Chris Quaranta from NEC Energy Solutions. Supplier, maker of energy storage systems. We have installed these systems in over 22 sites worldwide. Nine sites located and in operation in the U.S. His testimony states that in terms of fire response, the fire department would respond as if they were responding to a utility substation. There would be switch gears and breakers that would trip based on an event. Based on an activity and they would follow the same protocol as with a local utility substation in the township. The battery system itself would not be energized it would be grounded to a ground grid. They are protected the same way a utility substation is for these kinds of events. Mr. Hardy asked if the probability incident with Lithium-Ion batteries be the greater than with a traditional lead battery? Mr. Quaranta could only give his personal opinion as he is not a chemist, or a licensed engineer, but personally there's no difference than with any other battery technology. The system is constantly monitored and if any battery becomes hot, it is shut down before that happens. If one becomes under-voltage or over-voltage we don't let them. Same sort of mechanical protection to prevent something from happening in a utility substation are also used; switch gear, breakers as a form of protection by the National Electric Code and are required by the utilities that it is connected to. Mr. Hardy asked "So you change the batteries on a timed basis for wear and tear?" Mr. Quaranta stated that the intent is not to change the battery unless one happens to go into a low-voltage situation, we shut it down, we take it out of service. We could also replace during a preventative maintenance cycles, by replacing the module of the battery. Which is a self-contained unit, enclosed. It would slide into a rack, much like a server rack or a disc drive for a server. You would remove and replace the module. "Do you consider this hazardous material?" The Department of Transportation considers us a Class 9 HazMat. Which is



where they put everything that does not have a classification. Same as the Duracel lithium batteries that Walmart sells. "Will any spare batteries be stored on site?" Mr. Brayman stated they may. Mr. Mallon stated that it was not noted in the plans to do so. There is no separate storage building for extra battery storage. Some areas within the individual containers might have the spare battery storage. The battery module unit is 10 inches high, about 19" wide and about 28" to 29" long. The rack is just about over 7 and a ½ feet high inside the container. There are about 18 racks inside the container. The container is a heavily insulated, double steel walled ISO shipping container. The racks and batteries are within each container with individual fire suppression in each. The fire suppressant is proven to work with the technology to stop the act of combustion. An environmentally safe chemical agent that stops the act of combustion.

"Is there a berm around the site to protect the ground from any type of spill?" Mr. Bruce Jacobs, a licensed professional engineer and planner was sworn in to testify and answer the question about the berm. There is not a berm per se around the entire site. What has been designed on the side where the wetlands are noted on page 3 of 7 of the plans and page 5 of 7, (landscape plan) we propose a curb along the westerly edge of the site to serve two purposes. To keep things from draining towards the wetlands and pushing any surface water towards the drainage basin. There is a swale along the easterly edge of the stone surface with trees planted along the edge. And everything flows from north to south towards the drainage basin. The units will be elevated on pedestals anchored in and surrounded by a 6 inch base of blue stone on the interior of the entire site. The exterior, perimeter circulation isle, will be capable of handling weight of firetrucks, equipment cranes and such.

Chris Quaranta answered a previously asked question by Mr. Hardy about the leakage issue. In comparison what you might be used to with a lead acid battery, if you shake it you would be able to hear the contents inside. With Lithium-ion cell the actual electrolyte that goes into the battery is essentially absorbed within the materials inside the battery. If you had cut open one of these types of batteries you would not pour out any liquid content. It is not a "wet cell" in terms of other types. Mr. Hardy stated that from what he has heard that a Lithium-ion type battery would burn what they call "white hot". Which is extremely hot. Mr. Quaranta reiterated the intent is to not let them ever get to that stage. It does burn differently than lead acid would. They both have similar bad things that could happen. However the lithium-ion technology that is out there that the battery types we use to do a lot of work to not drain all the energy out so that we can preserve how the chemical reaction happens to provide a level of safety so that the battery can actually fault itself as well.

"Will our fire company have the equipment to fight a fire here if one does occur or would they need to get supplemental equipment?" The recommendation typically used with the fire department to actually fight the fire, I can only talk about my product, the battery system with the fire suppression. You will not want to go in. You will want the system do its job. That's why it is sealed by a fire protection company and signed off and certified as the fire system containing within that unit. You would want to give it time to settle. I think the time is 30-60 minutes before you would want to go in. If the fire department decided to spray it to keep the container cool, that is up to their discretion. It is the same sort of technology used in a server farm. From a fire suppression perspective. And again they are not using halon which has a lot of health and other risks. The suppression system is loaded with an environmentally friendly and safe chemical agent that prevents combustion. That stops it in that sense, not an oxygen depletion.

Mr. Dancer has brought up that the fire commission will have to review the application as well. Mr. Dancer urged Monmouth 537, LLC that whatever comments the fire commission has that they work with them. It was agreed that they most certainly would.

Chairman Bronson brought up the possibility of worst case scenario, in a number of years the fire suppression system fails, is there any risk for contamination? Mr. Quaranta stated you are not

looking at anything different in terms of toxicity or chemical that's could possibly leak out during a catastrophe not different than a substation, or even building or development level transformers and connection equipment on the electrical side. The fire code and FDA requires the fire systems to be installed and checked annually by a licensed fire protection company to be signed off and verified to work. Chairman Bronson asked about routine maintenance of the site. Mr. Quaranta said the routine maintenance isn't on the battery system, but more so on the mechanical parts, that are part of the support equipment. The chilled water system, the filters, belts motors if there's an issue over a period of time. No different than maintenance on a large scale building for its HVAC system, water system or plant system that's cycling chilled water. A two man team would come in for the day if that long to clean the fan blades, filters, tightening of belts or take care of any small maintenance that needs to be done.

"Is there any disposal issues at the end of the life of this system? The battery themselves are recycled, the rest of the equipment not sure whether that stuff can be reused. "Is there any risk that in 20 years you would abandon the site and leave the Township with something that it would then have to deal with?" Mr. Akula stated that they plan on being here for a long time. All the containers can be re-used as well as the inverters, transformers can be repurposed. So there is no way that the site would just be abandoned or left in disarray. Our company Plumsted 537, LLC will be purchasing the property. Amergin Energy in Jersey City is our parent company.

"Have there been any issues at any of locations that you are aware of?" Mr. Brayman stated that they have not had any events at any location, anywhere in the world. Although a google search would bring up issues with other companies systems. However, those systems did not have a fire suppression system in place.

Mr. Mallon wanted clarification that each unit has its own fire suppression system in place. Mr. Brayman stated that yes, each 53' container has its own separate system.

Mr. Dancer asked about the distance between the units for the accessibility for emergency personnel? Mr. Jacobs answered that by the manufacturer's recommendations the units are seven (7) feet apart, width wise there is a 30' fire lane. Circulation isle around the perimeter of the site so that the units are accessible in multiple directions. Not only for emergency equipment but also for maintenance equipment. The 7' is the typical spacing used around the United States.

Overview of the site indicates as listed in the application. Also they have received notification by the DEP that the LOI is still valid when they first did the LOI back in 2002. They have provided a 150 ft. buffer from the edge of the stream to be in compliance with the flood hazard area requirements of the DEP. There's a bridge that Ocean County just recently replaced in the past 5 or 6 years on the westerly property line. On the easterly side we propose a driveway that's approximately 25 ft. west of the easterly property line. The beginning of the entrance on Route 537 will be paved. The shape of the developed portion of the site is going to be about 2-3 acres and rectangular with access all the way around the site. A shallow infiltration basin is approximately about 4 ft. deep is designed to contain a 100 year storm plus an additional 10 year storm. So we can satisfy Soils. Soil Conservation District does not allow or require a pipe to have any outflow draining into the stream corridor. Proposing two lights on the side that are security oriented. One of opposite ends of each unit. North and South sides. There will be an 8 ft. fence around the perimeter of the stone area. They anticipate to have a lock box that will be provided for the fire company. There's an emergency access on the side of the site in case they need to access that way. We are proposing landscaping in the type of evergreen trees and arborvitae, white pine and other types along the easterly edge of the access way to provide screening both visual and it will help in the noise to prevent sound transmission from the chiller units in the southerly portion of the site. Providing screening along the easterly edge in the front. Seeking a waiver or variance of providing screening along Monmouth road. To provide a clearer site line

for police and other emergency officials for safety to the site. A number of variances are being sought. One being, from providing off street parking for the facility. Minimal maintenance personnel would be there a couple times a year. Wherever they are working on the site there is ample access and room to park their vehicle along the edge of the fenced in area. A Variance for allowing to have the proposed driveway adjacent on route 537 to have the apron distance between the two is less than 30 feet whereas the actual driveway distances are more than 30 feet. We will be providing a wide radius at the driveway entrance to allow for the large equipment will have access to the site. A variance for the refuse area as well as the screening, as there will not be any refuse. Anything brought to the site to be disposed of will be taken away by the workers.

A number of design waivers listed and included in the application and mentioned in the review letter from Jack Mallon were addressed and discussed. Mr. Roberts stated that they wish to keep the site and buildings to have the least amount of environmental impact. Limited pavement at the entrance, a little bit of curbing along the westerly edge of the gravel site which will be used as a delineator to direct the run off to the drainage basin.

Plat details as noted on Mr. Mallon's letter: Mr. Roberts stated that they have an applications in front of the Ocean County and Monmouth County planning Boards. Ocean County tabled the discussion to discuss some of the waivers. Such as the waiver to provide improvements along Monmouth Road, sight triangle easement etc. The stop sign on the driveway and the stop bar, would be put in if necessary.

Mr. Apel asked Mr. Jacobs if he agreed with Mr. Mallon's assessment that the proposed development meets the definition of essential services, is a permitted use in this light industrial zone? Mr. Jacobs answered, "Yes, I do."

Mr. Hardy asked if the project is on our grid or Great Adventures grid. Mr. Akula answered that it supports the entire PJM Regional Grid (Pennsylvania, New Jersey, and Maryland). We are interconnecting into JCP&L's transmission system.

Mr. Cuozzo asked, "Do you have any plans for expansion of this site?" Mr. Akula answered, "No, we do not".

Mr. Dancer asked, "What approvals do you need from PJM?" Mr. Akula said there is three step Interconnection process. A feasibility study, System impact study, and a facility study to see if an upgrade is needed to the substation. The feasibility study came back very positive exempting them from needing the facility study. Then enter in to a tri-party interconnection agreement with JCP&L and PJM. To give you rights to interconnect within that grid. The process is ultimately approved by PJM and JCP&L. Mr. Dancer suggested that council asks for a contingency for approvals by all parties. No Federal approval is needed.

Mr. Chairman asked, "Does the HVAC system run continuously?" Mr. Quaranta stated that its a chilled water loop system, so it will run continuously circulating the chilled water. The fan and compressor system would kick on based on the water temperature and pressure.

Mr. Chairman asked, "What are the closest neighbors to the site?" Mr. Jacobs said the closest neighbors are on lot 23. The nearest equipment to them is about 80-90 feet. That's the container. The chilled water system/compressors are in the back of the site approximately 90-100 feet away. The easterly property line is heavily wooded between the two lots. Which that area will be supplemented with fast growing trees with what is already in place. The side yard setback in this zone is 30 feet. It has been established that the equipment is in front of the site and is eighty-three



(83) feet away. The chillers are about between 200 and 300 feet away from the house on lot 23 if you do a direct line of sight.

Mr. Chairman stated that he would prefer to see a sight-triangle in place. A stop sign is not necessary, but for people to pull in and out of the site onto Monmouth road a clear line of sight distance. An easement would not be needed. No plantings or building is noted in that area on the plans.

#### OPEN PUBLIC COMMENTS:

Mr. Donald Reed was sworn in as an owner of a lot within the 200' proximity. He asked, "Is there a subdivision involved in this application?"... Answered, no. "What's the total acreage of the lot as opposed to the one and a half acres the project is built on?" Answer..... 14.57 acres. Mr. Reed's concern is what is happening to the remaining acreage? .....The whole Lot of 14 acres is being bought. "Would that be subject to subsequent subdivisions?" .....No. The rest of the lot will remain a wetlands buffer. Mr. Reed's concern was that the industrial zone lot size requirements was reduced to open the township to more revenues and being that the applicant is requesting multiple waivers it appears that the township is getting nothing in return to allow this application which will provide no income and no revenue. Mr. Jacobs response was that the waivers we are seeking are plan requirements that would be more conducive for a subdivision that are located in a greenway area. The development is planned out before we come in front of the Board so as not to have to address all the intermediary steps. Mr. Reed's concern about a waiver to not provide an accel/decel lane to the site as the Board had previously asked for at the Bell Telephone site on Lakewood Road. Stating that over the years the increase in large vehicles was much more than anticipated at the onset of the project. Mr. McGuckin suggested, that if the use of the property changes in any way to have daily traffic instead of the testimony of today that is being considered, on condition of approval the applicant would have to return to the Board for a change of use. This would be considered separate from the construction of what appears on the application today. Mr. Reed's final question, "If we have an outage, what happens to the facility, if for a number of days of a total power outage?" ....Answer it goes offline. A breaker will open and shut down the system. The frequency used is always charging and discharging every second. PJM sends a signal to manage the grid. The advantage to having the modules and systems housed in the trailers as opposed to inside a building is that each individual trailer has its own fire suppression system verses a large building system would have additional design constraints to gain the same coverage of the agent. The land and property supports the project. Mr. Reed stated, "The life expectancy of this project is about 20 years, what is the likelihood of the company just walking away and leaving the clean up to the town?" He recommends that if the Board does approve the project that they have a Bond from cradle to grave protecting the town and the cleanup process if that is to occur.

Debbie and Jack Filipowicz were sworn in next to oppose the installation of the project as they live next door at Lot 35. The concern is the close proximity to their residence. Its only 60 feet away from our back door. Mr. Jacobs stated the plan shows the nearest container is 83 feet from the property line which falls well beyond the minimum side yard setback requirements. Their house is 25 feet from the property line making it over 100 feet between the two. The homeowners don't want to live next to this industrial site. Saying their property value will go down. If they were to sell no one will want to move their family next to a dangerous site. Their homeowners insurance might drop them. They wanted to know why does it have to be so close to their property? Chairman said that this particular property is environmentally constrained and there is no other place on this particular lot to build. Mr. Filipowicz asked about radiation? Mr. Quaranta stated that there is less emission than you would get from power lines that are on the street.

Expert witness Kathy Horelik was sworn in. She is a project manager for the Grid Integration Group for energy solutions and has put in multiple energy solution systems in the United States as well as Europe and Asia. To address the radiation and other issues that you have brought up. This system is a DC system so it does not generate the same kind of AC electromagnetic fields as you are accustomed to. Or heard about from transmission lines, in addition, all of the cables and conduit will be buried underground. The only visible connection point will be to the street which will be part of the utility connection. There won't be any additional fields than what's already there. To address the noise question; the chiller system in the back part of the lot will cycle on and off depending on the temperature. Surveys of systems placed in neighborhoods oftentimes the crickets are louder than the traffic at night. And being that the system is 100 feet away the nighttime noises will most likely be heard over the compressors.

Nicole Ciaccio was sworn in next to speak: Aside from the very good project information you provided, your location sucks. I've had to watch the township approve a cellphone tower to the right of me, the property behind me has multiple illegal trailers stored on it and the township won't do anything about that. And now I have a million batteries being stored to the left of me. I have small children and these things are not exactly what I want around my home. When you changed the zoning to light industrial you didn't take into consideration the residents that live there. Over all Ms. Ciaccio is not pleased with this battery system going in next to her home.

Chairman Closed the session to the public.

Mr. Dancer addressed the Township noise Ordinance in place. Township had the noise Ordinance approved by the DEP. Township took the extra step and expense of having the noise ordinance reviewed and approved by the DEP and purchased a noise meter as well. All zones have to be in compliance with the recommended state DEP noise decibel reading levels.

Mr. Chairman asked would there be a potential to create a berm to reduce the noise to Lot 23, east of the site. To help with the potential noise, relocation of the cooling units away from the residence to the east. Maybe a stockade fence? The applicant is willing to put up an appropriate noise barrier, solid fence along the edge of the gravel between the two. Mr. Hardy suggested to box in the compressor ac units. From the manufacturer, based on the height and distance from the particular unit and the noise source and the frequency levels, the chiller unit with no obstruction in the way the total decibel level of 72 dBA. For context Ms. Horelik said that is equivalent to a toilet flushing at 50 feet. The cooling units are located 300 feet away from the neighboring home. The agreement is to place the solid 8' fence along the east side and the remaining 3 sides to be chain link. The chiller units will be moved 30 feet further west on the site and sound barriers installed around each unit.

Approvals granted with conditions that were discussed are listed in the Resolution about a restoration bond similar to the Township's solar ordinance, site triangle, fencing etc. Any further site improvements, the applicant would then have to come back in front of the Board for approval.

Discussion to work with the Township Tax Assessor in lieu of tax payments, the applicant agrees to institute a Pilot Agreement if permissible.

The applicant listened to concerns of the Board that the structures are not permanent in nature, therefore not having any real value, other than the land. The applicant understands that this is a new type of ratable and is willing to continue to work with the assessor in determining a fair and



assessed value once built. The other concern was that if the project fails in say 20 years, could a bond be implemented to assure that the company would clean up the site.

Mr. McGuckin suggested that the applicant can state that the containers are their principal structures and this is the number of them that will be connected as well and placed on piers. Mr. Hardy suggested that if these containers were placed in a building of some sort it would solve the question of this being a permanent structure. It would cut down on the noise issue and be a containment of sort. Mr. Apell understands Mr. Hardy's concerns but witness testimony says the opposite. No contrary evidence has been presented to this board that supports the benefits of placing the standards in a building. If the project is considered to be essential services, then it would be considered a permitted use. The equipment is contained with individual fire suppression systems and is more contained than the equipment at a substation. It's the applicant's position that these are essential services similar to a substation. Another comparison is a server farm.

The environmental commission and fire commission have yet to review and comment.

The applicant stated their time frame would begin sometime possibly late July. And be operational sometime spring of next year. Quarter 2 or 3 of 2016.

Chairman Bronson presented to table the decision until the next regular meeting. Being June 16<sup>th</sup> because of the election on June 2<sup>nd</sup>. Dave Leutwyler made a motion to table the decision on the application, Dominick Cuzzo seconded the motion. The fire commission, environmental commission and County Planning board need to submit their reports and comments on the project. Mr. McGuckin asked for the applicant to find out how the assessors come up with a value of utilities of this type are assessed. Mr. Dancer brought up that the other boards have a specified time limit to get their decisions, in an advisory capacity only, to the planning board and the Planning Board cannot deny the application based for failure on the other agency providing input. It is written into the ordinance a timeline in which we are neither to deny nor table an application because we have not received their report. The application was deemed complete on April 21. Being it's over 10 acres the board has 95 days to review and render its decision.

The motion to carry the application to the June 16<sup>th</sup> meeting was voted on. The voting members, Mr. Dowd, Mr. Hardy, Mr. Dancer, Mr. Cuzzo, Mr. Leutwyler and Chairman Bronson voting yes.

No new business to present to the board other than Mayor Trotta has been talking to township residents about joining the Board and at their next Township meeting one possibly two alternate members will be presented.

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