

PLUMSTED TOWNSHIP LAND USE BOARD

March 7, 2017

A regular meeting of the Plumsted Township Land Use Board was held on Tuesday, March 7, 2017 at 7:30 p.m. in the Municipal Building with the following members present:

  X   Douglas Hallock, Chairman  
  X   Michael McGuire  
  X   Wendy Galloway  
  X   Ronald Dancer  
  X   Robert Minter  
  X   Robert Hardy, Vice Chairman  
      (Mayor's Designee)  
  X   Glenn Riccardi

  AB   Eric Sorchik  
  X   Jack Trotta, Mayor  
  X   Dominick Cuzzo, Alt #1  
      , Alt #2  
  X   Robert Bowen, Alt #3  
  X   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 September 6, 2016 was made by Mayor Trotta and seconded by Ms. Galloway, passing unanimously. A motion to approve and accept the meeting minutes of October 4, 2016 was made by Mayor Trotta and seconded by Mr. Cuzzo, passing unanimously.

**RESOLUTIONS:**

The following Resolutions were read and adopted.

**2017-02**

**Resolution for approval of MDR Developers, Block 72, Lot 39 & 40, lot area and lot frontage.**

**Old Business:**

None

**New Business:**

**Wall-Ground Mount Solar, Block 40.01/Lot 3, Lawrence Drive.**

Mr. Mallon read his review letter for ground mounted solar panels on Lawrence Drive in Cream Ridge section of Plumsted Township. John Wiley attorney representing the applicant, Frederick Wall, in his absence asked to have Mr. Thomas Chen, representative of Aston Solar Inc. sworn in. Mr. Chen described the need, size and location of the ground mounted system for Mr. Wall's property. No concrete pads will be used for the ground mounted solar. Metal rods screwed into the ground will be used instead. Screening of the solar panel field would block the sun on certain panels. New solar technology uses an anti- refracting coating which equals a no-glare surface. A new survey dated June 2, 2015 is marked as exhibit A-1. Next a google earth image showing the location of the proposed solar panel site was marked as A-2.

Comments from the Board; Mr. Neyenhouse asked about screws holding the system in the ground can sustain itself with strong winds. Mr. Chen said that the screws hold downs have been tested and are much stronger than the traditional footing type and are not an issue. Mr. Hallock questioned the height of the panels which is noted as seven feet.

Open to the public- No comments.

Vice Chairman Hardy made a motion to accept and approve the solar project for Mr. Wall. Mr. Minter seconded the motion followed by a roll call vote of all ayes.

**Matters from the Board:**

Lennar will be tentatively appearing at the May 2017 meeting. Another application received off of Monmouth Road for an expansion of an existing facility in the light industrial zone.

**Matters from the Public:**

Mr. Villipart, Mr. Marchese, Ms. Marchese, neighbors of the EME mining location on route 539 spoke about the past presentations from the Board and Mr. Mallon who does quarterly inspections of the site. Mr. Marchese wanted to bring to the board's attention that a Mountain of material has risen up recently. The material is a greyish white substance, seemingly thousands of truck loads in size with a sporadic stench which is powerful enough to keep all of the neighbors indoors. Mr. Marchese would like Mr. Mallon to inspect the property. Mr. Mallon suggested that if this is a complaint to call the Township and he would gladly go out to inspect more than quarterly as suggested in the Resolutions for the mining permit. Mr. Dancer suggested that Mr. Mallon go out to investigate the claims and to provide the Board as well as Mr. Marchese with a report after doing so.

No further discussion

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