

QUINTON TOWNSHIP PLANNING BOARD  
APRIL 12<sup>TH</sup>, 2011 MEETING  
MINUTES

The regular meeting of the Planning Board was called to order at 7:00 p.m. at the Quinton Township Municipal Building by Chairwoman, Margaret Maxwell-Mood.

Flag salute was held and it was determined that the meeting was posted in a public place and advertised in the two official newspapers.

ROLL CALL: Amy Bradway, Edward Counsellor, Christopher Donelson, Robin Harmon, James Kates, Margaret Maxwell-Mood, Joanne Nacucchio, Zach Patterson, Marjorie Sperry, Doug Tjaden

Absent: Carl Schrier

Also present: Gary M. Salber, Esq., Lawrence M. DiVietro, Jr., PLS PP AICP, Andrew Hogg, P.E. and Bonita Bell.

7:01 P.M. Chairwoman, Margaret Maxwell-Mood requested a closed session 7:09 P.M. the closed session ended.

Chairwoman, Margaret Maxwell-Mood asked for a motion to open the meeting to the public, Amy Bradway made a motion and Marjorie Sperry seconded the motion. At 7:10 P.M. the meeting was opened back up to the public.

Mr. Kevin Ladner presented Deeds to Chairwoman, Margaret Maxwell-Mood for signature.

APPROVAL OF MARCH 8<sup>TH</sup>, 2011 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Doug Tjaden seconded the Motion. All were in favor. Minutes were approved.

APPLICATIONS:

- a. JAMES M. CONWAY – 2011-04  
BLOCK 32, LOT 27  
SOUTH WEST CORNER OF BURDEN HILL ROAD AND

QUINTON ALLOWAY ROAD  
MINOR SUBDIVISION APPROVAL, SUBDIVISION APPROVAL  
[PRELIMINARY] SUBDIVISION APPROVAL [FINAL]  
WAYNE C. STREITZ, ESQ., ATTORNEY FOR APPLICANT  
VARO ASSOCIATES  
STEVE EISENHAUER – NATURAL LANDS TRUST

Wayne Streitz, Esq. appeared for Applicant  
Solicitor Salber swore in Mr. James Conway and Steve Eisenhauer.

There will not be a subdivision on Lot 49. Mr. Conway will be keeping the front property and selling the remainder to Natural Lands Trust.

Board members asked questions regarding how the property will be used and how assessed.

Findings were presented regarding “Spot Elevations at Lot Corners and Topography” by Larry DiVietro, Planner for the Quinton Township Planning Board. “Due to the fact that the application is not representative of proposed development, the provisions of spot elevations on lot corners or sufficient topographical information would not be applicable.” Mr. DiVietro stated that the application can be deemed complete.

Motion was made by Amy Bradway to deem the application complete and Doug Tjaden seconded the motion. Everyone but Marjorie Sperry was in favor. Motion carried 7-1 (Alternates Christopher Donelson and Robin Harmon did not need to vote as there were enough regular members).

At 7:35 P.M. the meeting was opened to the public.

Rome Salada of 310 Walters Road, Bridgeton, NJ asked a question regarding contact information for the Natural Lands Trust.

No further comments from the public – meeting was closed to public at 7:36 P.M.  
Motion made by Doug Tjaden and seconded by Joanne Nacucchio.

Motion made by Doug Tjaden to approve the Application and Joanne seconded. A roll call vote was requested.

Roll call vote:  
Amy Bradway – No;

QTPB: April 12<sup>th</sup>, 2011

Minutes

Edward Counsellor – Yes;  
James Kates – Yes;  
Margaret Maxwell Mood – Yes;  
Joanne Nacucchio – Yes;  
Zach Patterson - Yes  
Marjorie Sperry – No  
Doug Tjaden – Yes

Vote 6 – yes/ 2 – no. Motion carried. Application approved. Alternates, Robin Harmon and Christopher Donelson were not eligible to vote.

b. DOUGLAS HITCHNER – 2011-02  
BLOCK 61, LOT 8  
PIQ: 50 TELEGRAPH ROAD  
APPLICATION FOR MINOR SUBDIVISION APPROVAL AND VARIANCE  
RELIEF (HARDSHIP)  
ENGEL LAND SURVEYING

Mr. Hitchner was sworn in by Solicitor Gary Salber. Planner, Lawrence M. DiVietro, Jr., PLS gave his findings and it was determined that Mr. Hitchner had not turned in his Affidavit of Proof and 200' list for advertisement. Mr. Hitchner assured Chairwoman, Margaret Maxwell-Mood that notification has been done and that he did have the originals in his file. Mr. Hitchner assured everyone that he would bring in the originals for the file.

Motion was made by Zach Patterson and seconded by Amy Bradway to deem the Application complete. All were in favor – motion carried. Application was deemed complete.

Lawrence M. DiVietro, Jr., PLS gave his findings on the Application. Mr. Hitchner was asked why he wanted to build in the back and not have road frontage. Mr. Hitchner offered that the land belonged to his Father and his Father had given him that parcel of land. The driveway will be an easement so that access can be made to the house that will eventually be built.

Chairwoman, Margaret Maxwell-Mood questioned Mr. Hitchner regarding the stability of the driveway for emergency access. The driveway has to be stable enough for a fire truck or ambulance to have access to the dwelling. Chairwoman, Margaret Maxwell-Mood has requested that the Fire Chief sign off on the plans.

QTPB: April 12<sup>th</sup>, 2011

Minutes

The meeting was opened to the public at 8:00 P.M. There were no comments from the public and the public portion was closed.

Amy Bradway made a motion to approve the Application and Doug Tjaden seconded the motion. All were in favor and the Application was approved.

8:05 p.m. Mayor Kates left the meeting due to the D-Variance involved with the Quinton Solar Power I, LLC Application.

- c. QUINTON SOLAR POWER I, LLC  
TELEGRAPH ROAD, BLOCK 61, LOT 2  
OWNER: RIGGS HOLDINGS, LLC  
PRELIMINARY AND FINAL SITE PLAN APPROVAL AND USE VARIANCE  
APPROVAL  
ROBERT E. GEHRING, P.E., SENIOR PROJECT ENGINEER, PANDA POWER  
FUNDS  
FRANK J. HOERST, III, ESQ. ATTORNEY FOR APPLICANT  
RMT – ANDREW GRAHAM, P.E. ENGINEER FOR APPLICANT

Solicitor Salber swore in the professionals appearing for Quinton Solar Power I, LLC:

Frank J. Hoerst, III, Esq.

*The Opera House*

13 West Avenue

Post Office Box 217

Woodstown, NJ 08098

Panda Power Funds

4100 Spring Valley, Suite 1001

Dallas, TX 75244

*Robert E. Gehring, P.E., Senior Project Engineer*

*Darol Lindloff, Executive Director, Project Development*

*Mike Delcambre, Vice President, Construction*

*Bill Pentak, Vice President, Investor Relations and Public Affairs*

RMT, Inc.

744 Heartland Trail, Madison, WI 53717

*Andrew B. Graham, Engineering Manager*

QTPB: April 12<sup>th</sup>, 2011

Minutes

Engineering Design Associates, P.A.  
Cambridge Professional Offices  
5 Cambridge Drive  
Ocean View, NJ 08230

*Christopher J. Carey, Certified Landscape Architect*

Solicitor Salber also sworn in Andrew Hogg and Lawrence DiVietro for this application.

Frank Hoerst, Esq. spoke on behalf of Quinton Solar Power I, LLC

Upon approval Quinton Solar Power I, LLC will be abandoning the prior approval of 49 homes. Quinton Solar Power I, LLC is not NK Ventures. The owner of the property, Dale Riggs is associated with NK Ventures.

Mr. Riggs was sworn in and Chairwoman Margaret Maxwell-Mood questioned Mr. Riggs on an outstanding balance owed to the Quinton Township Planning Board from the previous application.

Mr. Riggs disputed the amount charged by the former professionals and never paid the fees. Those fees were paid by the Quinton Township Planning Board so the professionals would not have to go unpaid.

Chairwoman Margaret Maxwell-Mood stated that the fees will need to be paid.

Motion was made by Zachary Patterson and seconded Marjorie Sperry to deem the application complete. All were in favor. Motion carried.

Lawrence DiVietro gave his findings on the positive criteria regarding the Use Variance and noted that our Master Plan needs to be updated to include solar panels.

It was testified that there is no noise pollution. The panels absorb light, they do not reflect light, the panels are fixed, so there is no noise of the panels moving toward the sun. There is a 25-year life on the panels.

Board members asked questions on landscaping and how the project is going to help the Township. How the properties are chosen. In the selection of the sites they try to look for property other than agricultural. There will be a requirement of a bond to provide for the dismantling of the solar panels at the end of the project.

QTPB: April 12<sup>th</sup>, 2011

Minutes

All of the professionals answered questions by the Board members and offered that the comparable sound of the noise from the transformer is comparable to a window air conditioner, the fence will be 8' high with a 1' barbed wire section at the top of the fence. The trees are selected for the area and growth rate that will be helpful for the visual impact. There will be a galvanized chain length fence around the property, silver in color. A mix of shrubs species will strategically placed around the project.

The meeting was opened to the public at 9:01 P.M.

Mary Kate DePriest of 60 Telegraph Road, Bridgeton, NJ was sworn in and stated that her house is 600' off the road, right across the road from the projected site. She has 7 acres of land. She questioned the professionals on exactly what the site would look like, what kind of landscaping would be involved, who takes care of the trees and shrubs and if they will get replaced if they die. Ms. DePriest was concerned about the overall appearance of the site and how it was going to affect her and her family. She expressed concern about how landowners are notified of projects like these and why they do not ask the adjacent landowners on their thoughts prior to officially starting the projects. This is a big project and it will be something that she will look at every time she goes out of her driveway. She wanted to make sure that it would be pleasing to her and not something that she would not like to see since she lives there and would have to deal with it every day. Ms. DePriest wanted to know about the lighting and if it would be an issue for her and her family.

The professionals answered all of her questions and assured her that they would talk to her and try their best to make sure she would not be upset with the landscaping and operation at the site.

The public portion was closed as there were no more comments.

Doug Tjaden made a motion to approve the Use Variance and Joanne Nacucchio seconded the motion. Motion so carried.

#### OLD BUSINESS:

Old Business was tabled until the next meeting due to the late hour of the evening.

QTPB: April 12<sup>th</sup>, 2011

Minutes

NEW BUSINESS:

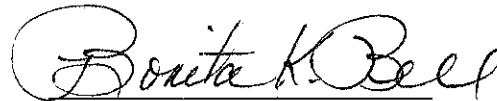
New Business - Addition of Churches to the Ordinance was also tabled until the next meeting.

At 9:25 p.m. the meeting was opened to the public. There were not any other public comments. Public portion was closed.

Chairwoman, Margaret Maxwell-Mood requested a motion to adjourn the meeting. Doug Tzaden made a motion, Marjorie Sperry seconded the motion. All were in favor. Motion carried.

Meeting adjourned at 9:26 p.m.

Respectfully submitted by:



Bonita K. Bell, Secretary

Approved: May 10<sup>th</sup>, 2011

