

TOWNSHIP OF QUINTON PLANNING BOARD
DECEMBER 13TH, 2011
MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:00 p.m. at the Township of Quinton 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, Margaret Maxwell-Mood, Joanne Nacucchio, and Marjorie Sperry

Absent: Christopher Donelson, Robin Harmon, James Kates, Zachary Patterson and Carl Schrier

Leave of Absence: Doug Tjaden – Mr. Tjaden will not be returning to the Planning Board pursuant to a conversation held with Chairwoman, Margaret Maxwell-Mood.

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

APPROVAL OF NOVEMBER 8TH, 2011 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Edward Counsellor seconded the Motion. All were in favor and the Minutes were approved.

RESOLUTIONS

Resolution 2011-20 – A RESOLUTION ESTABLISHING A FAIR AND OPEN PROCESS FOR THE AWARDING OF PROFESSIONAL SERVICES CONTRACTS FOR 2012

Amy Bradway made a motion to approve Resolution 2011-20. Edward Counsellor seconded the motion. All were in favor. Resolution 2011-20 was approved.

APPLICATION

2011-11

APPLICANT: MIDFLARE CORPORATION

PRINCIPALS: MARK I. RANDALL AND CHRISTIAN E. WARREN

PROJECT NAME: MABLETON CREST

LANDOWNERS: SAMUEL BROWN AND JOAN BROWN

LOCATION: SALEM-QUINTON ROAD, RT. #49, BLOCK 12, LOT 34

ENGINEER: PAMELA J. PELLEGRINI, PE PP CME OF KERNAN CONSULTING ENGINEERS

SOLAR ARRAY APPLICATION FOR ELECTRICITY GENERATION

PRELIMINARY SITE PLAN APPROVAL AND FINAL SITE PLAN APPROVAL

Gary Salber, Esq. swore in Mr. Philipp Duvilla, Esq. appearing for Applicant, Engineer, Pamela J. Pellegrini, PE and Mark I. Randall of Midflare Corporation.

Mr. Duvilla appeared as the attorney for the project. The owners, Mr. Samuel Brown and Joan Brown are selling the property to the applicant, Midflare Corporation. This was confirmed by Mr. Brown.

Larry DiVietro, PE went over the information that was submitted for completeness.

Amy Bradway made a motion to approve completeness. Marjorie Sperry seconded the motion.

Roll call:

Amy Bradway – yes

Edward Counsellor – yes

Margaret Maxwell-Mood - yes

Joanne Nacucchio – yes

Marjorie Sperry – yes

All were in favor. Motion carried.

Mr. Salber stated that the application is deemed complete with the condition that they comply with items 2, 3 and 5 of the December 6th, 2011 correspondence submitted by Land Dimensions Engineering and a waiver of certified architect plans.

Pamela J. Pellegrini, PE gave a presentation of the application and a proposal of the plans for the property. Ms. Pellegrini stated that they had received the Land Dimensions letter and had no objections to the letter.

The driveway to the property was discussed to ensure that the fire trucks would be able to get on the property and off without any problems. As customary the Fire Chief would have to issue an approving letter. The fence will be 6' high.

Andrew Hogg, PE discussed his review of the application. Regarding the landscaping buffer Mr. Hogg is recommending that the buffer be extended into the wetlands transition buffer by using native species and an additional landscape buffering shall be provided along the length of the eastern property line to screen the proposed solar array.

Ms. Pellegrini will submit the landscaping intentions to the Engineers. Mr. DiVietro asked Ms. Pellegrini to explain the landscaping buffer plans to the west of the property where there are residents located.

Mark Randall indicated that it was their intention to mow the grass and periodically prune the bushes and trees on the side by the residents.

Mr. Hogg further explained his findings as outlined in the December 6th, 2011 correspondence.

Amy Bradway made a motion to open the meeting to the public for discussion. Edward Counsellor seconded the motion. Motion so carried. The meeting was opened to the public for discussion.

Gary Salber, Esq. swore in James Patti of 109 Hiles Avenue. Mr. Patti questioned Ms. Pellegrini about the hedgerow along his property. Mr. Patti indicated that he has a 6' fence along that area now. Ms. Pellegrini read the types of trees and shrubs that will be planted along that area from the plans. Mr. Patti also questioned how the water runoff will be handled. Ms. Pellegrini explained that the grasses that they plan to use along with the natural swale will make the drainage issue better for the residents. The grasses will slow the water down before it reaches their property.

Mr. Harry J. Ricketts of 175 Hilliard Avenue was sworn in by Mr. Salber. Mr. Ricketts explained how his property is affected by a lot of water. He explained that he can stand in his yard and watch the water run down into the ditch and overflow as the conditions exist right now. He has asked that the hedgerow be cleaned up by removing the trash and debris that is stopping the flow of the water now.

Mr. Salber swore in William R. Wentzell, Jr. (Skip) who resides at 165 Hilliard Avenue. Mr. Wentzell pointed out on the plans where his residence is located. Mr. Wentzell also explained that when it rains heavy he can watch the water coming down to the ditch and it looks like rapids. He feels that the grass that they have indicated that will be planted should help the situation.

Mr. Wentzell also explained that the Electric Company has cut back on what they are paying people since these solar projects have started. Mr. Wentzell also stated that one company ran out of money and just left the project. He is concerned that they will pull out and leave. Dr. Maxwell-Mood explained that our standard procedure is to have the applicants post a bond so the Township has something in tact so they can have the area cleaned up if that happens. Ms. Pellegrini also explained that the applicants plan on posting a bond. Dr. Maxwell-Mood explained that the bond is not inexpensive and it is a lot of money that the applicant has tied up.

Mr. Patti stated that he would like to see the applicants put in the landscaping and fencing in before they started on the solar panels, just in case the applicants ran out of money. Mr. Patti also questioned that if a panel was damaged - is there anything in the panel that would be toxic or damaging to the environment.

Mr. Salber swore in Ms. Gloria Mooney of 163 Hilliard Avenue. Ms. Mooney's concern was about the ditch at the back of her property. The fence will be 45' off of the property line. The ditch will stay the same.

Mr. Wentzell explained that he would like them to maintain the ditch because right now the residents maintain it.

Ms. Pellegrini pointed out on the plans where the fence will be located and the landscaping relating to Ms. Mooney's property. The solar panels will be located 60' from the property lines with Ms. Mooney's property having the greatest distance from the panels.

Motion was made to close the public portion by Amy Bradway and seconded by Marjorie Sperry. All were in favor. Motion so carried.

With no other questions or concerns from the Board a motion was called for a vote on the preliminary site plan approval subject to some conditions.

Mr. Salber summarized the outstanding conditions:

1. Landscape Plan – revisions to be made and bringing the plan back for final approval;
2. Fire Chief to review and make recommendations;
3. Outside approvals - NJDEP for wetlands stream and flood approval, NJ Transportation Department, Quinton Township Environmental Commission, Salem County Soil Conservation District, Salem County Planning Board, and any other as may be necessary;
4. Atlantic City Electric approving preliminary as it is existing going underground connection to the existing poles. If there are any changes you will have to come back for approval;
5. Would like to know the timing of the landscaping installation, the plantings;
6. Reclamation/Performance Bond; and
7. Inverter boxes.

The applicants agreed to the conditions.

Amy Bradway made a motion to approve the preliminary site plan approval subject to the above listed conditions. Marjorie Sperry seconded the motion.

Roll call:

Amy Bradway – yes

Edward Counsellor – yes

Margaret Maxwell-Mood - yes

Joanne Nacucchio – yes

Marjorie Sperry – yes

All were in favor. Motion so carried.

OLD BUSINESS:

The unpaid fees for the professionals were discussed. Collections letters have been sent out.

Items 8.a. through 8.g. were discussed and approved for filing.

NEW BUSINESS:

The draft Environmental Impact Statement Worksheet prepared by Margaret Maxwell-Mood was discussed. Marjorie Sperry stated that she will be meeting with Lawrence DiVietro, PE to review the worksheet and make sure that everything was in order.

The Land Development Standards for Salem County submitted by the County of Salem will be reviewed and filed.

Administrative – we will be requesting electronic full size drawing pdfs and/or 3 dvds of the engineer drawings/site plans will be required when submitting all applications requiring site plans or engineer drawings. The City of Vineland may already be requiring such electronic copies. Once it is signed off on it makes it so much easier for the people that need access to it. Procedure is for the subdivisions to come to the Planning Board then to the County and once it is signed off on and deeds are recorded it goes to the Tax Assessor and then to the Engineer to revise the tax map. The Quinton Tax Assessor, Brian Rosenberger made the suggestion. Residents will also be able to see the plans.

We have created an Internal Checklist we are moving a little rapidly with the solar farms and other issues coming in front of us. We wanted to make sure we were not missing some of the steps. Mr. DiVietro suggested adding the outside interests as well.

What prompted this checklist is an application involving a Mr. Pitts and documents he was looking for in an old file. This application was withdrawn according to notes on the folder and lack of documents in the file. Gary Salber, Esq. has the file and is looking into the matter.

Larry DiVietro discussed the procedures for an application and the steps that you have to follow and what procedures the outside agencies have to follow once we have approved.

We are creating an Ordinance on Solar Farms. We have been exploring what is going on in Trenton with the taxes and what the Tax Assessors are doing with those projects now. Mr. Salber is working on an Ordinance and will submit for consideration.

The meeting was opened to the public at 8:26 p.m.

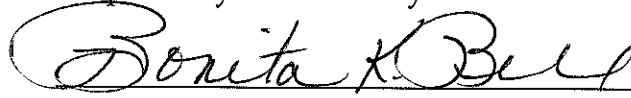
There was a discussion on the disks that we are requesting from a member of the public. Dr. Maxwell-Mood stated that we are still going to have the plans but we are also going to require a pdf or 3 dvds of the plans submitted as well.

The meeting was closed to the public at 8:28 p.m.

Amy Bradway made a motion to adjourn the meeting. Edward Counsellor seconded the motion.

The meeting was concluded at 8:29 p.m.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Bonita K. Bell". The signature is written in black ink and is positioned above a horizontal line.

Bonita K. Bell

Approved: January 10, 2012