

TOWNSHIP OF QUINTON PLANNING BOARD

NOVEMBER 8TH, 2011

MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:06 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, Christopher Donelson, Joanne Nacucchio, Carl Schrier and Marjorie Sperry

Absent: Robin Harmon, James Kates, Margaret Maxwell-Mood and Zachary Patterson

Leave of Absence: Doug Tjaden

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

Carl Schrier left the meeting due to the use variance involved with the application.

APPROVAL OF OCTOBER 11TH, 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 2011-19 – Midflare Corp. –
Preliminary and Final Site Plan and Use Variance Approval**

Amy Bradway made a motion to approve Resolution 2011-19. Edward Counsellor seconded the motion. All were in favor. Resolution 2011-19 was approved.

**Resolution 2011-18 – Erdner Real Estate Holdings, LLC
Preliminary, Final Site Plan and Use Variance Approval**

Amy Bradway made a motion to approve Resolution 2011-18. Edward Counsellor seconded the motion. All were in favor. Resolution 2011-18 was approved.

APPLICATION

2011-09

**QUINTON SOLAR ENERGY 1 LLC
COMPLETENESS FOR THE
PRELIMINARY SITE PLAN APPROVAL AND USE VARIANCE APPLICATION
BLOCK 28, LOTS 26 AND 36 LOCATED AT 79 JERICHO ROAD
ATTORNEY: ROSS LEVITSKY, ESQ.
ENGINEER INNOVATIVE ENGINEERING, INC. – MICHAEL R. THOMAS**

Gary Salber, Esq. swore in Engineer, Michael Thomas and the professionals for the applicant. Mr. Thomas went over items 2-9 of Land Dimensions November 4th, 2011 letter for completeness.

Andrew Hogg, PE went over his findings regarding the application for completeness. Quinton Solar Energy 1 LLC will address what to do with field drains if they are found on the property. Mr. Hogg stated that a determination will need to be made regarding the waterfront and if the project falls in the waterfront development category. This will be checked into. All other conditions have been satisfied regarding the completeness of the application.

Ross Levitsky, Esq. spoke on the differences of the site plans that were submitted. There are plans for a fixed solar panel project and one for a traveling solar panel project. The equipment is different and the client has not made a final determination as of this date. Mr. Levitsky stated that when they come back for the application a final determination will have been made.

Andrew Hogg, PE stated that there are two sets of plans which will need two review letters drawn up. The Engineer/Planner and Solicitor will have to review as there are two applications because there are different circumstances coming up with preliminary approval.

Mr. Salber said that it would have to be as Plan A or Plan B. Mr. Levitsky stated that it would be a use variance and preliminary for both. Mr. Salber stated that the Board would be acting on a use variance regardless of which plan is used. It would be preliminary with an alternate design and the resolution at the end would be combined.

Mr. Salber swore in Emio Ricci the Vice-President of the solar development company.

Mr. Ricci stated the reason for the two sets of plans is that the equipment is changing rapidly. He wants to make sure that the optimum equipment will be used and he would like to proceed with using both sets of plans.

Lawrence DiVietro, PE said that two reviews would have to be done. It is only a mechanism that is different. At the time of the final hearing the Board would only approve Plan A or Plan B.

The professional fees would be much more.

Ross Levitsky, Esq. agreed to the two reviews and asked the Board to proceed with the two sets of plans.

Mr. Richie answered questions regarding the moveable parts of the solar panels by Chris Donelson.

Chris Donelson made a motion to deem the application complete. Amy Bradway seconded the motion.

Roll call:

Amy Bradway – yes

Edward Counsellor – yes

Christopher Donelson – yes

Joanne Nacucchio – yes

Marjorie Sperry – yes

All in favor. Motion carried.

Joanne Nacucchio questioned the Applicant on the landscaping of the project. Mr. Thomas offered that the company has experience with landscaping and Mr. Hogg stated that the Planner would have to approve.

NEW BUSINESS:

NJDEP's Letter of Interpretation Freshwater Wetlands Application Checklist Model Letter – Notice to Neighboring Landowners submitted by Douglas Hitchner dated October 11th, 2011

Amy Bradway made a motion to accept the letter for the Hitchner file. Joanne Nacucchio seconded the motion. The letter will be placed in the file.

Salem County Department of Planning & Agriculture letter dated October 19th, 2011 to Mr. Evans regarding Block 3, Lots 17.01 and 18 for Erdner under File SP-12-2011.

Amy Bradway made a motion to accept the letter for the Erdner file. Joanne Nacucchio seconded the motion. The letter will be placed in the file.

Salem County Department of Planning & Agriculture letter dated October 19th, 2011 to Mr. Evans regarding Block 3, Lots 17.01, 18 and 19 for Erdner/Bobbitt under MN-23-2011.

Amy Bradway made a motion to accept the letter for the Erdner/Bobbitt file. Joanne Nacucchio seconded the motion. The letter will be placed in the file.

Solar Ordinance – it was stated that a Solar Ordinance needs to be in place to set a precedence for all the solar applications. Amy Bradway said that the Board counts on the professionals.

Edward Counsellor stated that a study is needed to verify what the substation can handle and asked to require the applicant to perform a study.

It was requested that we get examples of Solar Ordinances from other Townships and propose to the Township Committee for adoption.

The meeting was opened to the public at 8:05 p.m.

Edward Saunderlin offered that he would like to see an Ordinance on Solar Power in place. He stated that a fence around his property makes the value of the property go down. He pays taxes. He is disturbed about it. There needs to be something in place to regulate the projects. There are field tiles near his house and the water rises up between the two properties. There needs to be an Ordinance on how the tax rate is going to be re-evaluated.

The meeting was closed to the public at 8:07 p.m.

Edward Counsellor requested the Planning Board propose a new Ordinance to the Township Committee for adoption. Solicitor Salber stated that we will look into it.

Amy Bradway made a motion to adjourn the meeting. Joanne Nacucchio seconded the motion.

The meeting was concluded at 8:08 p.m.

Respectfully submitted by:

A handwritten signature in cursive script, reading "Bonita K. Bell", is written over a horizontal line.

Bonita K. Bell

Approved: Dec. 13th, 2011