

TOWNSHIP OF QUINTON PLANNING BOARD

JANUARY 10TH, 2012

REORGANIZATION MEETING MINUTES

The reorganization meeting of the Planning Board was called to order at 7:02 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, Joseph Donelson, James Kates, Carl Schrier, Margaret Maxwell-Mood and Marjorie Sperry

Absent: Robin Harmon and Zachary Patterson

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

Gary Salber, Esq. swore in the new member, Joseph Donelson and the reappointed members, Amy Bradway, Edward Counsellor, James Kates, Carl Schrier and Margaret Maxwell-Mood

Nominations for Chairperson – Motion was made by James Kates to reappoint Margaret Maxwell-Mood, Ed.D. to the position of Chairperson for the Planning Board. Marjorie Sperry seconded the Motion. All were in favor. Motion so carried.

Nominations for Vice-Chairperson – Motion was made by Margaret Maxwell-Mood to reappoint Marjorie Sperry to the position of Vice-Chairperson. James Kates seconded the Motion. All were in favor. Motion so carried.

APPROVAL OF DECEMBER 13TH, 2011 MEETING MINUTES: Motion was made by Amy Bradway to approve the Minutes and Edward Counsellor seconded the Motion. James Kates and Carl Schrier abstained. Remaining members were in favor. Minutes approved.

Planning Board Secretary - Motion was made by Edward Counsellor to reappoint Bonita Bell to the position of Secretary for the Planning Board, Marjorie Sperry seconded the Motion. All were in favor. Motion so carried.

Fair and Open Proposals:

Planning Board Solicitor – Gary Salber, Esq. submitted his proposal for the Fair and Open Process for Planning Board Solicitor. Discussion was held with Mr. Salber and it was determined that Mr. Salber's rates would remain the same as last year. Motion was made by Edward Counsellor to reappoint Gary Salber, Esq. to the position of Planning Board Solicitor. Marjorie Sperry seconded the motion. All were in favor. Motion so carried.

Planning Board Engineer – Andrew Hogg, PE of Land Dimensions Engineering firm submitted his proposal for the Fair and Open Process for Planning Board Engineer. Rates to remain the same as last year.

Fralinger Engineering, PA also submitted their proposal for the Fair and Open Process for Planning Board Engineer.

Discussion was held regarding both proposals.

Motion was made by Marjorie Sperry to reappoint Andrew Hogg, PE and Land Dimensions Engineering. Edward Counsellor seconded the Motion. All were in favor. Motion so carried.

Planning Board Planner – Lawrence M. DiVietro, Jr., PLS, PP, AICP of Land Dimensions Engineering firm submitted his proposal for the Fair and Open Process for Planning Board Planner. Discussion was held with Mr. DiVietro and it was determined that his firm's rates would also stay the same as they were last year. Motion to reappoint Lawrence M. DiVietro, Jr. and Land Dimensions Engineering as the Planning Board Planner was made by Marjorie Sperry and seconded by Edward Counsellor. All were in favor. Motion so carried.

RESOLUTIONS

2012-01 **A RESOLUTION RE-ADOPTING THE RULES AND REGULATIONS OF
THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2012**

Edward Counsellor made a motion to approve Resolution 2012-01. Amy Bradway seconded the motion. All were in favor. Resolution 2012-01 was approved.

2012-02 A RESOLUTION DESIGNATING TIME, DATE AND PLACE OF THE MEETINGS OF THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2012

Edward Counsellor made a motion to approve Resolution 2012-02. Marjorie Sperry seconded the motion. All were in favor. Resolution 2012-02 was approved.

2012-03 A RESOLUTION APPOINTING GARY SALBER, ESQ. AS SOLICITOR AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2012

Marjorie Sperry made a motion to approve Resolution 2012-03. Edward Counsellor seconded the motion. All were in favor. Resolution 2012-03 was approved.

2012-04 A RESOLUTION APPOINTING ANDREW HOGG, P.E. AND THE FIRM OF LAND DIMENSIONS AS THE QUINTON TOWNSHIP PLANNING BOARD ENGINEER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2012

Edward Counsellor made a motion to approve Resolution 2012-04. Marjorie Sperry seconded the motion. All were in favor. Resolution 2012-04 was approved.

2012-05 A RESOLUTION APPOINTING LAWRENCE M. DIVIETRO, JR., P.E. AND THE FIRM OF LAND DIMENSIONS AS THE QUINTON TOWNSHIP PLANNING BOARD PLANNER AND AUTHORIZING THE TOWNSHIP OF QUINTON TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2012

Marjorie Sperry made a motion to approve Resolution 2012-05. Edward Counsellor seconded the motion. All were in favor. Resolution 2012-05 was approved.

2012-06 A RESOLUTION APPOINTING BONITA K. BELL AS SECRETARY TO THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2012

Edward Counsellor made a motion to approve Resolution 2012-06. Marjorie Sperry seconded the motion. All were in favor. Resolution 2012-06 was approved.

2012-07 **A RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS FOR
THE QUINTON TOWNSHIP PLANNING BOARD FOR THE YEAR 2012**

Marjorie Sperry made a motion to approve Resolution 2012-07. Edward Counsellor seconded the motion. All were in favor. Resolution 2012-07 was approved.

2012-08 **A RESOLUTION APPROVING EXTENSION OF TIME TO RECORD
DEED FOR DOUGLAS HITCHNER BLOCK**

Amy Bradway made a motion to approve Resolution 2012-08. Marjorie Sperry seconded the motion. All were in favor. Resolution 2012-08 was approved.

Nick Salvatore of Atlantic City Electric Company gave a presentation on the role of Atlantic City Electric Company ("ACEC") regarding solar projects. The ACEC will perform temporary work at the location of the project in order to ready the project. They will need to de-energize circuits and perform the work then return to normal procedures. A temporary fence will be installed around containers that are necessary onsite while the work is being performed. The generators will run by diesel fuel and will be a little bit noisy. The fence will be locked. Mr. Salvatore was asked questions by the Board members during his presentation and answered those that he had knowledge of. Regarding the fueled diesel run generators Mr. Salvatore stated that he would get an answer on how loud (decibel) these generators would be and if there were any pollutants released.

Mr. DiVietro inquired as to the upgrades to poles on the existing lines for overhead power. The ACEC should be communicating with residents in the Township should they be changing to a different type of pole. Mr. Salvatore was asked about solar generated street lights. Mr. Salvatore indicated that he has not seen anything about them or seen any installed yet and would get the information on that topic to the Secretary and it could then be passed on to the Board members.

Mr. Schrier – Replacement of Existing Office Trailer. Mr. Schrier stated that he had an office trailer on his property. His trucking business has always been run from that office trailer. He recently replaced that trailer and everything else stayed the same.

Margaret Maxwell-Mood asked for a Motion to waive any fees as this is a prior existing structure. Chairwoman Maxwell-Mood also requested an approval to grandfather the matter as there are extenuating circumstances. An extensive search of the files at the Planning Board Office was conducted without any results.

James Kates stated that Carl did obtain all permits necessary for having the trailer on his property as an office, zoning approval was obtained many years ago. Mr. Kates said that he found the file and if anyone needed to see it to just let him know.

Motion to waive fees was made by Edward Counsellor and seconded by Amy Bradway. All were in favor. Motion so carried.

Motion was made to grant Mr. Schrier the variance that he may need or site plan approval grandfathering that trailer on his property was made by Edward Counsellor and seconded by Marjorie Sperry. All were in favor. No abstentions. Motion so carried.

At 7:35 p.m. Ross Levitsky requested a break to confer with his clients. Meeting was stopped at 7:35 p.m.

At this point James Kates and Carl Schrier left the meeting due to the upcoming application.

The meeting was reopened at 7:40 p.m.

APPLICATION

2011-09- QUINTON SOLAR ENERGY 1, LLC

a/k/a JERICHO ROAD SOLAR FARM)

FINAL SITE PLAN APPROVAL AND USE VARIANCE APPROVAL

BLOCK 28, LOTS 26 AND 36 - 79 JERICHO ROAD

ATTORNEY: ROSS LEVITSKY, ESQ.

ENGINEER: INNOVATIVE ENGINEERING, INC. - MICHAEL R. THOMAS, PE,

LEEDAP ND, PROJECT ENGINEER AND EVAN D. HILL, PE, CME

PRELIMINARY SITE PLAN APPROVAL AND USE VARIANCES

Ross Levitsky requested that since we only had just enough for a quorum he and his clients would rather wait for additional members to be present. He is asking for a continuance and will waive any time constraints on the Board. Mr. Levitsky also requested that Chairwoman Maxwell-Mood make an announcement granting continuance to the February 14th, 2012 meeting. No additional publication will be needed.

Chairwoman Maxwell-Mood made the announcement to the public that the Application for Quinton Solar Energy 1, LLC will be heard at our next meeting scheduled for February 14th, 2012.

Applicants left at 7:43 p.m.

OLD BUSINESS:

Pitts – the inquiry of the property transfer Deed to Pitts from Brooks. Mr. Salber went over the file and had conversations regarding the request for information on property that Ms. Pitts owns which joins property owned by Mr. Brooks. It was determined that the application was pulled and no changes were ever made.

NEW BUSINESS:

Solar Ordinance – Chairwoman Maxwell-Mood and Solicitor Salber went over some points to draw up a standardize Ordinance. This Ordinance shall include black vinyl fence, landscaping, set back, reclamation bonds, access for Fire Department and runoff. There have been five solar project applications so far.

Gary Salber indicated that Elsinboro is working on an Ordinance, Larry DiVietro indicated that Harrison Township has adopted a solar Ordinance and will email it to Solicitor Salber and Chairwoman Maxwell-Mood for review.

Solicitor Salber suggested that we incorporate the conflict statement at the beginning of our meeting. Solicitor Salber will provide the language to Secretary Bell.

The meeting was opened to the public at 7:55 p.m.

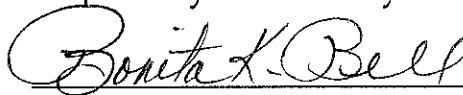
Edward Saunderlin discussed how he has been affected living near a solar project. He stated that he is afraid that the solar projects make the property value go down for the residents living next to it. He questioned about the tax status. Chairwoman Maxwell-Mood stated that she would make another inquiry to the State for any information they have available at this time and get back to him. He also stated that this Board is not afraid to ask questions and they all work very hard and he appreciates that.

The meeting was closed to the public at 8:00 p.m.

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

The meeting was concluded at 8:01 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: February 14th, 2012