

LAND USE BOARD MEETING
Meeting Minutes
March 19, 2018
DRAFT

MEMBERS PRESENT: Andrews, Benes, Boland, Holenstein, Lazzaro, Masi, Prommel, Richardson, Smith, Wilcox

MEMBERS ABSENT: Boyle, Erb, Rome

ALSO PRESENT: Lyn Aaroe, Esq., Mr. David Simmons, P.E.

Mr. Masi called the meeting to order at 7:30 P. M. with the statement that this meeting is in compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, Sections 4 and 13, as advertised by Annual Notice. If the applicant is a partnership or corporation, an attorney must represent it. No new applications will be heard after 9:30 P. M. No new testimony will be heard after 10:30 P. M.

Mr. Masi invited all present to participate in the salute to the flag.

MINUTES

Mr. Boland moved acceptance of the minutes for the January 31, 2018 meeting as posted and waived reading. Ms. Prommel second. Roll call vote: In favor: Andrews, Boland, Lazzaro, Masi, Prommel, Richardson, Smith, Benes. Opposed: none. So moved.

CORRESPONDENCE

As shown on the attached agenda.

RESOLUTIONS

None

HEARING OF NEW CASES

Lake Application #512-2018 Block 801, Lot 32.15, "C" Variance Application

Ms. Colleen Lake, the applicant, and Mr. Frank DeWitt, the contractor, came forward and the oath was administered by Lyn Aaroe, Esq.

Mr. Aaroe asked Ms. Lake to describe the project and why they needed over 15kW capacity which is specified in the ordinance. Ms. Lake said they want to be self-sufficient and the solar array would provide their energy usage. Mr. Aaroe asked about proof from 3 years of electric bills. The Lakes have only lived in the house for 2 years. 2017 was 36kW and 2016 was 32kW annually. They use electric plug in heat in the basement, barn and will be using solar to heat the pool.

Mr. Aaroe asked how they came up with the proposed location and amount of kW. Mr DeWitt replied a sun eye is used to determine the sun arc and shading for a particular location. The roof doesn't provide the optimal angle and direction. The applicant desired a location not visible to the adjoining property owners. Mr. DeWitt provided letters from JCP&L and BPU approving the KW for the proposed array. The BPU uses 2 years of electric bill and will not approve more than 100% of usage.

Mr. Aaroe asked about safety measures and how the energy was being transferred to the house. Mr. Dewitt submitted pictures of the safety netting under the panels and said the conduit is buried according to NEC standards. Also, a micro inverter is used so AC is sent to

the house rather than DC.

Mr. Richardson asked about an emergency switch. Mr. DeWitt confirmed the switches would be labled at the array and on the house. Ms. Prommel said information on all permits for solar arrays are sent to the Fire Department.

Mr. Aaroe asked if the applicant had a copy of Mr. Simmons report on the application. Ms Lake and Mr. DeWitt confirmed they had a copy.

Mr. Simmons reviewed his report. Mr. Simmons inquired about the application to the County Planning Board. Mr. Aaroe deemed it unnecessary since the project did not impact the drainage or traffic on County Road 519. Mr. DeWitt confirmed there would be no grading involved in the proposed project. He submitted a letter from Wander Ecological Consultants addressing 4h of the engineers report regarding the NJDEP transition area. Mr. DeWitt confirmed there would be no security lighting for the project and the location of the septic was not impacted.

Mr. Boland asked about screening since the array will be seen from the road as is. Ms. Lake replied a privacy fence and lilacs will be planted so it is not visible.

Mr. Simmons determined the application to be complete. Mr. Richardson made a motion for Completeness of Lake application #513-2018. Ms. Prommel second. All in favor. So moved.

Mr. Masi opened the meeting to the public at this time. There was no one present from the public.

Mr. Richardson made a motion to approve the variance as requested. Ms. Prommel second. In favor: Andrews, Boland, Holenstein, Lazzaro, Masi, Prommel, Richardson, Smith, Wilcox. Opposed: none. So moved.

Mr. Aaroe stated the applicant can waive the right to wait until resolution is adopted to begin construction. The waiver was signed by Mrs. Lake.

ADJOURNED CASES

None.

OTHER BUSINESS

Mr. Boland suggested the ordinance regarding solar arrays be addressed to coordinate with BPU.

Mr. Aaroe said he would consult with Ms. Banyra. Mr. Richardson made a motion to review the solar array ordinance. Mr. Lazzaro second. In favor: Andrews, Boland, Holenstein, Lazzaro, Masi, Prommel, Richardson, Smith, Wilcox. Opposed: none. So moved.

LIAISON REPORTS

Environmental Committee

No report.

Township Committee

Mr. Richardson reported that there was nothing of note to report. Ms. Holenstein asked about the status of East Coast Equine. Mr Smith replied a 6 month extension was given. No report.

There being no further business before the Board, Mr. Richardson made a motion to adjourn at 8:25 P. M. Mr. Boland second. All in favor. So moved.

Respectfully submitted,

**Suzanne Boland
Land Use Board Secretary**