

Greenwich Township Land Use Board
FEBRUARY 11, 2015

The February 11, 2015 regular meeting of the Greenwich Township Land Use Board was called to order by Chairman Tom Bolger at 7:30 p.m.

Adequate notice of this meeting was sent to the Express Times and Star Ledger and posted on the municipal bulletin board.

Members present: Bruce Williams, Tim Gale, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Steve Babula, Cathie Cullen, Frank Winters
Absent: Michael Black, Joseph Tauriello, Peter Grenyo, Elaine Emiliani
Others present: Attorney Jon Drill, Engineer Michael Finelli, Planner Elizabeth McManus, Secretary Barbara Margolese

Minutes

January 14, 2105 Reorganization and Regular meeting

A motion was made by Mr. Gale to approve the Planning Board's January 14, 2015 Reorganization and Regular meeting minutes, seconded by Mr. Winters. A roll call vote was taken and the motion carried.

Ayes: Bruce Williams, Cathie Cullen, Tim Gale, Dan Detore, Tom Bolger, Frank Winters, Frank Marchetta
Nays: None
Abstentions: Deborah Pasquarelli, Steve Babula

RESOLUTION:

A. Resolution No. 2015-01 – HIRING OF TRAFFIC CONSULTANT FOR 2015

The Board reviewed the proposed resolution which approves the appointment of Ms. Cathy Marcelli for the firm of Hatch-Mott-McDonald. A motion was made by Mr. Williams, seconded by Mr. Gale to adopt the resolution as presented. A roll call vote was taken and the motion carried.

Ayes: Deborah Pasquarelli, Tom Bolger, Dan Detore, Bruce Williams, Cathie Cullen, Frank Marchetta, Tim Gale, Steve Babula, Frank Winters
Nays: None
Abstentions: None

NEW BUSINESS

A. GREENWICH SOLAR, LLC (Formerly Effi Solar) – Application No. 2015-01 – Block 15, Lot 2 & 2.01 Completeness Waivers for Amended Final Site Plan Application

Mr. Williams recused himself for this application due to a conflict of interest. The applicant's attorney, Mark Bellin introduced the project stating that the project was known to the Board formerly as Effi Solar. Mr. Bellin stated that while doing the electrical design the engineer designed the solar panels to be more efficient and as a result the solar field size was decreased. As a result, the applicant has applied for amended final site plan approval. He stated that the landscaping is staying the same as was proposed with the Effi Solar site plan.

The Board reviewed Engineer Finelli's 2-8-15 report. Mr. Finelli stated that Checklist Items 53 (EIS), 65(Landscaping plans), and 73 (updated Carbonate Rock Geology study) can be waived. Project Engineer Evan Hill (Dewberry Engineering) stated that Checklist item #3 will be addressed by adding a phone number to the title sheet, item #5 (outside agency reviews) has been addressed as the NJDOT has

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reapproved their access permit and the Warren County Planning Board has reapproved their plan and all other outside agency approvals are still valid and are on file. Mr. Hill stated that Checklist item #31 (sight line profiles) will be provided, item #40 the tax certification will be provided for all of the application lots, and item #44 (Letter of Interpretation for wetlands) had already been filed for Effi Solar.

Planner McManus addressed her 2-5-15 memorandum, stating that all of the conditions of Effi Solar should remain with this application as well.

A motion was made by Ms. Pasquarelli, seconded by Mr. Gale to waive Checklist items 53, 65, and 73 and deny waivers for items 3, 5, 7, 31, 40, 44, and 78 and to deem the application as incomplete, and to delegate all future completeness determinations to Board engineering expert Mike Finelli. A roll call vote was taken on the motion and was carried.

Ayes: Tim Gale, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Frank Winters, Steve Babula Nays: None Abstentions: None

B. ELECTRONIC DISTRIBUTION OF APPLICATION DOCUMENTS

The Board discussed the possibility of having the applicant's plans placed on the website so that only Board members can access them.

A motion was made by Mr. Detore, seconded by Mr. Marchetta to recommend to the Township Committee that the ordinance be amended to require electronic submission of application documents and plans as a PDF or a JPEG along with the existing requirement for paper submissions. A voice vote was taken on the motion and was carried.

Ayes: Tim Gale, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Frank Winters, Steve Babula Nays: None Abstentions: None

A motion was made by Mr. Winters, seconded by Mr. Babula to request that the Township Committee assign someone to work with the Land Use Board so that the webmaster can allocate website space that is secured only for Land Use Board access only for application electronic submissions. A voice vote was taken on the motion and was carried.

Ayes: Tim Gale, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Frank Winters, Steve Babula Nays: None Abstentions: None

A motion was made by Ms. Pasquarelli, seconded by Mr. Marchetta to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary