

Greenwich Township Land Use Board
May 13, 2015

The May 13, 2105 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: Joseph Tauriello, Tim Gale, Frank Marchetta, Michael Black, Deborah Pasquarelli (arrived 7:43 p.m.), Tom Bolger, Peter Grenyo, Dan Detore, Frank Winters, Elaine Emiliani (by phone), Bruce Williams

Absent: Steve Babula, Cathie Cullen (excused)

Others present: Attorney Jon Drill, Engineer Michael Finelli, Planner Elizabeth McManus (arrived at 7:57 p.m.), Secretary Barbara Margoiese

Minutes

April 8, 2015 Regular meeting

A motion was made by Mr. Gale, seconded by Mr. Black to approve the April 8, 2015 minutes. A roll call vote was taken and the motion carried.

Ayes: Tim Gale, Frank Marchetta, Tom Bolger, Michael Black, Frank Marchetta Nays: None
Abstentions: Joseph Tauriello, Elaine Emiliani, Bruce Williams

Mr. Tauriello, Ms. Emiliani, and Mr. Williams left the meeting at 7:40 p.m. as they were ineligible to vote on the remainder of the agenda because Mr. Tauriello is a Class I member, Ms. Emiliani is a Class II member and Mr. Williams has a conflict of interest with the hearing the application.

NEW BUSINESS

A. GREENWICH SOLAR, LLC (Formerly Effi Solar) – Application No. 2015-01 – Block 15, Lot 1
Completeness Determination & Public Hearing

The applicant's engineer Evan Hill, Engineer Mike Finelli and Planner Elizabeth McManus were sworn-in. Also attending was the applicant's attorney Mark Bellin. Engineer Finelli stated that based upon his review the application could now be deemed complete. A motion was made by Ms. Cullen, seconded by Mr. Gale to deem the application as complete. A roll call vote was taken and the motion carried.

Ayes: Tim Gale, Frank Marchetta, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Steve Babula, Peter Grenyo Nays: None Abstentions: None

Attorney Bellin reintroduced the project stating that the amended site plan uses less solar panel and less space due to the solar panels being more effective. The meeting was opened for public questions and comment. For the record, there were no members of the public present.

Engineer Evan Williams referred to Exhibit "A-1", plan prepared by Dewberry Engineering dated 3-2-11 with a revision date of 5-1-12 entitled "overall grading and utility plan" from the previously approved site plan in 2011. He stated that the applicant is not changing the proposed access and that single gravel is to be used. He stated that 24% of the site is to be developed and 31 acres out of the total 64 acres is to be disturbed. Mr. Hill stated that a restrictive covenant is being placed on the farmed area of the property to keep it farmed. He noted that the switch gears are to be located at the rear of the property now. Mr. Hill stated that the proposed consolidation reduces the number of pads and will locate them in the middle of the site. He stated that the closest inverter will be located 400 feet from their property line.

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The Board reviewed Engineer Finelli's 3-6-15 report. Items 1 through 14, 16- 18, 20, 21, and 23-32 were noted as needing to be addressed. Mr. Finelli stated that item #22 regarding trees has been addressed as the applicant is not proposing to change the fence location. Mr. Hill stated that the applicant agrees to address all of the noted items as a condition of approval. 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 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. She noted the all comments with the exception of 5.3 had been addressed. She stated that the spacing between the rows of panels has been increased from the original site plan application. Mr. Finelli stated that with regard to drainage between the rows he has no concerns.

Mr. Bellin stated that the applicant is also asking for an extension for condition #28 and #37 of Resolution 2011-13 because they will need electrical engineering to be done for the plans. He asked for an extension from the original deadline of June 15, 2015 to December 31, 2015.

Engineer Hill stated that the solar panels will have a matte finished glass with a black and blue crystal panel. Mr. Hill referred to the submitted plans page 30 of 30 stating that JINCO brand solar panels will be used which complies with the matte with black or blue crystal panel requirement. Mr. Hill noted that the frame for the panel will be non-polished silver aluminum.

A motion was made by Ms. Pasquarelli, seconded by Mr. Black to grant amended final site plan approval and to grant extensions for condition #28 and #37 of Resolution 2011-13 to December 31, 2015 subject to 1. the applicant addressing Engineer Finelli's report dated 3-6-15; items 1 through 14, 16- 18, 20, 21, and 23-32 and addressing Planner McManus's report dated 2-5-15; item 5.3, 2. Sending the amended site plans to the Township Fire Chief for his review and the Fire Chief is to provide a letter stating that the prior Okay is still valid, and 3. The frame of the solar panel is to be non-polished aluminum. A roll call vote was taken on the motion and was carried.

Ayes: Tim Gale, Frank Marchetta, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Steve Babula, Peter Grenyo Nays: None Abstentions: None

A motion was made by Mr. Marchetta, seconded by Mr. Grenyo to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary