

CHESTERFIELD TOWNSHIP PLANNING BOARD

November 8, 2011

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Panfili at 7:32PM. The Open Public Meetings Act statement was read and compliance noted.

Roll call was taken showing present: Donald Coover; Richard LoCascio; Glenn McMahon; Joseph Malison; F. Gerry Spence; Brian Wilson; Jeremy Liedtka; Mary Acevedo; Chairman Panfili. Absent: Lawrence Durr; John Nunziato. Professional staff present: Douglas Heinold, Solicitor; Christopher Trebisky, Township Engineer.

MINUTES

September 13, 2011 Regular and Executive Minutes and October 11, 2011 Minutes

A motion was made by Mr. Coover, seconded by Mr. McMahon to approve the September 13, 2011 regular and executive minutes. All were in favor with the exception of Mr. Spence who abstained. Motion carried.

A motion was made by Mr. LoCascio, seconded by Mr. McMahon to approve the October 11, 2011 regular minutes. All were in favor with the exception of Mr. Coover; Mr. Malison and Mr. Spence; who abstained. Motion carried

RESOLUTIONS

None

DISCUSSION

Memo from Bonnie Haines regarding Ordinance 2011-19 Revising the setback requirements for accessory building distances for houses of worship, township government facilities and parks and playgrounds located in the AG zone.

The revision to the ordinance is to have all the set backs meet the standard of a 10 acre lot. This ordinance has already been introduced at a Township Committee meeting. After a short discussion the board agreed the ordinance should be revised.

A motion was made by Mr. Malison, seconded by Mr. Spence to deem Ordinance 2011-19 in compliance with the master plan. All were in favor with the exception of Mr. LoCascio who abstained. Motion carried.

APPLICATIONS FOR ACTION

Shady Rest Bible Church Inc.: Block 502, Lot 17; 187 Chesterfield-Crosswicks Road; Minor Site Plan; Bulk Variance and Conditional Use.

Mr. Clint Allen of Archer & Greiner the attorney for Shadyrest Bible Church was sworn. Mr. Allen reviewed the application with the board. The purpose of the application is for the installation of a solar array for the sole purpose of the Church and it will generate 97% of energy use. They are requesting a minor site plan approval and are asking for bulk variance relief. The height of the panels will be 6 feet. The array will be set 103 feet from the side yard and 65 feet from the rear. It will consist of fix tilt panels which will be coated with a newly black topped surface to cut down on glare. The array will have a 6 foot chain link fence surrounding it. The only noise that will be generated will be an inverter box. Mr. Trebisky had no problem with the board deeming the waivers complete.

A motion was made by Mr. McMahon, seconded by Mr. Wilson to deem the waivers complete. All were in favor. Motion carried.

Mr. Mark Radcliffe, Project Manager of Dynamic Solar; Mr. Denis F. Keenan, Professional Engineer of French & Parrello Associates and Mr. William J. Boer, Professional Planner of French & Parrello Associates were sworn. Exhibits marked.

Mr. Radcliffe testified that the noise from the fan system will be at 70 decibels. The inverters do not run at night because there is no sun to generate the need to have the fans cool down the system. He also stated that they are aware of the Township Ordinance and will comply with the requirements should it be abandoned, the array will be removed in a timely manner. The applicant will maintain the maintenance.

Mr. Kennan testified regarding the site plan. He stated that the location is on 9.9 acres in the AG district. He displayed photos of the site which show trees surrounding the perimeter of the property which he feels acts as a buffer. The array will be 12 feet wide, each panel will be 120 feet in length and will be mounted on 6 inch diameter posts. The electric connection is buried in the ground and will run from the array to the Church. It will be located 65 feet from the rear, 103 feet from the side yard and 175 feet from the front. The array is separated from the buildings by a parking lot. He feels the woods surrounding the property act as a screening from the homes located on Waln Road. The fence around the array will be 8 feet off the array with a pad locked gate.

Mr. William Boer testified that all conditions for accessory use have been met. He stated that solar energy is inherently a beneficial use under the MLUL. He believes that it will be in a good spot because it is tucked away and surrounded by existing vegetation and not visible from Bordentown-Crosswicks Road. No removal of trees will be necessary.

Mr. Chris Trebisky had a few comments. His concern is that if the neighbor's trees were removed from the southern view there would be no buffer. He then address his letter dated November 1, 2011. The variances were addressed. Regarding the growth below the array, he recommends the use of the same type of seed the Township Planner would use. The energy needs were also addressed. As far as the chain link fence he would like to hear public comment.

Chairman Panfili opened the meeting for public comment.

Mr. Robert Brock – 193 Chesterfield-Crosswicks Road. He is the owner of Chesterfield Tree Farm he expressed his concern with the buffer. He stated that his trees on his property will only be there for another 3 years and he is not replacing them. The ordinance states that a 50 foot buffer should surround the array and he asked the board to require this be done. He would also like to see shrubbery be planted as opposed to trees.

Mr. Robert Bogart – 91 Waln Road. He can see the posts from his front porch. He is not opposed to the array but does not want to see it therefore he would like to see a buffer.

Ms. Christine Olschewski – 93 Waln Road. She spoke on behalf of her father Leonard Olschewski. They are not opposed to the solar array. She believes that the existing trees on the property would maintain the buffer. Her concern is the fence and the safety for the children attending church and other programs. The children should not be able get near the system.

There being no further comments the public portion of the meeting was closed.

The board discussed the fence issue and the buffering issue. The applicant agreed to work with Township Planner regarding the buffer. They will submit a plan to the board secretary 3 days prior to the next meeting. They also agreed to show documentation supporting the fact that the material on the panels cut down on glare.

A motion was made by Mr. McMahon seconded by Mr. Malison to approve the application with the condition the applicant show documentation on the solar panels and that they produce an updated buffer plan. Roll call was taken, all in favor. Motion carried.

CORRESPONDENCE

None

INVITATION FOR PUBLIC TO SPEAK

Chairman Panfili opened the meeting for public comment.

Mr. Stanley Lochen – 187 Chesterfield-Crosswicks Road. He has been the president of the corporation for 17 years and he thanked the board for hearing the application. He stated that the motive of the solar array is to ease the utility bills. He has a good relation with the neighbors and will make every effort to comply with their concerns.

The board spoke of appointing a Technical Advisory Committee. They are an advisory committee only and do not have the power to vote. Four members are needed to serve. Mr. McMahon mentioned that Glenn Riccardi should also be on the board as a code official, the board agreed. It was decided that the board would meet on the 3rd Tuesday of the month at 8:30am when needed.

A motion was made by Mr. Wilson, seconded by Mr. Liedtka to appoint Mr. Spence, Mr. McMahon, Mr. Malison, Mr. Coover and Mr. Riccardi to be on the Technical Advisory Committee. All were in favor, motion carried.

ADJOURNMENT

There being no further business, a motion was made by Mr. Spence seconded by Mr. Malison to adjourn. All were in favor, meeting adjourned @9:55 PM.

Respectfully submitted,

Aggie Napoleon, Secretary